

009-010-001-00                      2019 Est. T.C.V.                      JOHNSON TIMOTHY W & DEBORAH A  
 Property Class: 401                                                                1768 S SCHNEIDER ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$650	67.00	194.00	0.9621	1.0000	650	100		41,900
67 Actual Front Feet, 0.30 Total Acres                      Total Est. Land Value =								41,900

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	305	50	713
Wood Frame	19.92	96	50	956
Total Estimated Land Improvements True Cash Value =				1,669

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls CD                      Blt 1962

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 911 SF                      Floor Area = 911 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	Slab	911		
Total:				80,016	48,009

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	933	560	
Deck					
Treated Wood		170	2,761	1,657	
Water/Sewer					
Public Sewer		1	1,006	604	
Water Well, 100 Feet		1	4,280	2,568	
Built-Ins					
Appliance Allow.		1	1,467	880	
Fireplaces					
Exterior 1 Story		1	4,331	2,599	
Local Cost Items					
SANITARY SEWER		1	0	0	*94% Good
Totals:				94,794	56,877

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCv: 73,940

Cost Est. for Res. Bldg: 2 Single Family 1S                      Cls CD                      Blt 1962

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 336 SF                      Floor Area = 336 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	Slab	336		
Total:				32,241	17,733

Other Additions/Adjustments

Plumbing					
3 Fixture Bath		1	-2,929	-1,611	
Totals:				29,312	16,122

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCv: 20,958

2019 Est. T.C.V. 009-010-001-00                      =                      138,467

Est. TCv/Total Floor Area = 111.04, Most recent sale 05/11/2005 for 157,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
60,200	60,200	60,200	58,447	2.40

2019 New Eq. Additions	Tax Adjustment	Losses
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Parcel Number: 009-010-001-00

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	0	9,000	0	0	1,402	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	69,200	69,200	59,849	59,849	0	

009-010-002-00                    2019 Est. T.C.V.                    ST PIERRE M EILEEN (LE)  
 Property Class: 401                    1770 S SCHNEIDER ST  
 Map #:                    LAKE TOWNSHIP                    LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NON SUB LK FRNT	45.00	196.50	1.0000	1.0000	750	100		33,750
45 Actual Front Feet, 0.20 Total Acres                    Total Est. Land Value =								33,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	236	50	552
D/W/P: Patio Blocks	10.83	32	50	173
Metal Prefab/Conc.	17.76	82	50	728
Total Estimated Land Improvements True Cash Value =				1,453

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 816 SF    Floor Area = 816 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	480		
1 Story	Siding	Crawl Space	104		
1 Story	Siding	Basement	200		
1 Story	Siding	Crawl Space	32		
			Total:	87,383	52,431

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,639	983	
Plumbing				
Average Fixture(s)	1	933	560	
Porches				
WGEP (1 Story)	128	7,903	4,742	
Deck				
Treated Wood	168	2,740	1,644	
Treated Wood	125	2,255	1,353	
Treated Wood	107	1,997	1,198	
Water/Sewer				
Public Sewer	1	1,006	604	
Water Well, 100 Feet	1	4,280	2,568	
Built-Ins				
Appliance Allow.	1	1,467	880	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Recreation Room	350	4,921	2,953	
		Totals:	116,524	69,916

Notes:  
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV:                    90,891

2019 Est. T.C.V. 009-010-002-00			=	126,094
Est. TCV/Total Floor Area = 154.53				
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
64,500	64,500	64,500	43,158	2.40
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,500	0	1,035	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-
63,000	63,000	63,000	44,193	PRE/MBT
			44,193	44,193

009-010-003-00                      2019 Est. T.C.V.                      MORSE MICHELLE L  
 Property Class: 401                      1900 S SCHNEIDER ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	115.75	128.79	0.7454	1.0000	500	100		43,142
116 Actual Front Feet, 0.34 Total Acres                      Total Est. Land Value =								43,142

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	620	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 C 5 Blt 1999

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1736 SF    Floor Area = 1736 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	1,736		
			Total:	204,536	163,624

Other Additions/Adjustments

Exterior	Size	Cost New	Depr. Cost
Brick Veneer	336	4,381	3,505
Basement, Outside Entrance, Below Grade	2	3,885	3,108

Plumbing

Average Fixture(s)	Size	Cost New	Depr. Cost
3 Fixture Bath	2	7,051	5,641

Porches

WPP	Size	Cost New	Depr. Cost
WCP (1 Story)	160	5,230	4,184

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)	Size	Cost New	Depr. Cost
Base Cost	720	26,633	21,306
Common Wall: 1 Wall	1	-2,038	-1,630
Door Opener	2	830	664

Water/Sewer

Public Sewer	Size	Cost New	Depr. Cost
Water Well, 100 Feet	1	4,407	3,526

Built-Ins

Appliance Allow.	Size	Cost New	Depr. Cost
Sauna	1	5,039	4,031

Fireplaces

Interior 1 Story	Size	Cost New	Depr. Cost
Wood Stove	1	1,936	1,549

Local Cost Items

SANITARY SEWER	Size	Cost New	Depr. Cost	Notes
Recreation Room	1500	22,005	17,604	

Totals:                      300,161                      240,125

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV:                      300,156

2019 Est. T.C.V. 009-010-003-00                      =                      348,048

Est. TCV/Total Floor Area = 200.49, Most recent sale 08/22/2017 for 325,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2019 New Eq. Adjustment	Losses
161,300	161,300	161,300	161,300	2.40	0	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	Tax Adjustment	PRE/MBT
0	12,700	0	0	8,285	0	0

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174,000	174,000	174,000	165,171	169,585	169,585
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009-010-004-00	2019 Est. T.C.V.	MCCULLOUGH ELISE
Property Class: 401		1950 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$650	100.00	237.00	0.8363	1.0000	650	100		54,358
100 Actual Front Feet, 0.54 Total Acres								Total Est. Land Value = 54,358

## 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 1.5S Cls C -5 Blt 1985

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1304 SF Floor Area = 1582 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	556		
1 Story	Siding	Crawl Space	436		
1 Story	Siding	Crawl Space	312		
			Total:	137,646	96,352

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,120	784
3 Fixture Bath	2	7,051	4,936

## Porches

CGEP (1 Story)	144	7,489	5,242
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## Deck

Treated Wood	420	5,111	3,578
Treated Wood	16	554	388

## Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	816	16,247	11,373
Door Opener	2	830	581

## Water/Sewer

Public Sewer	1	1,134	794
Water Well, 100 Feet	1	4,407	3,085

## Built-Ins

Appliance Allow.	1	2,099	1,469
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## Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals:	183,688	128,582
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## Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 =&gt; TCV: 167,157

2019 Est. T.C.V. 009-010-004-00 = 222,465

Est. TCV/Total Floor Area = 140.62, Most recent sale 11/17/2008 for 1

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
111,100	111,100	111,100	94,393	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	2,265	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
111,200	111,200	111,200	96,658	96,658	0	

009-010-005-00                                2019 Est. T.C.V.                                RAY REGINA B &  
 Property Class: 401                                                               1940 S SCHNEIDER ST  
 Map #:                                LAKE TOWNSHIP                                LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$650	65.00	409.15	0.9724	1.0000	650	100		41,083
65 Actual Front Feet, 0.61 Total Acres                                Total Est. Land Value =								41,083

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	16.36	240	50	1,963
Total Estimated Land Improvements True Cash Value =				1,963

Cost Est. for Res. Bldg: 1 Single Family 1.25S                                Cls CD                                Blt 1970

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1208 SF                                Floor Area = 1510 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,208		
Total:				121,721	73,034

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	933	560	
3 Fixture Bath		1	2,929	1,757	
Porches					
WPP		234	3,274	1,964	
Deck					
Treated Wood		128	2,292	1,375	
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		576	16,877	10,126	
Door Opener		1	368	221	
Water/Sewer					
Public Sewer		1	1,006	604	
Water Well, 100 Feet		1	4,280	2,568	
Built-Ins					
Appliance Allow.		1	1,467	880	
Local Cost Items					
SANITARY SEWER		1	0	0	*93% Good
Totals:				155,147	93,089

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 121,016

2019 Est. T.C.V. 009-010-005-00                                =                                164,062

Est. TCV/Total Floor Area = 108.65						
2018 Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
75,400		75,400	75,400	61,247	2.40	
2019 New Eq.		Adjustment	Loss	Additions	Tax Adjustment	Losses
0		6,600	0	0	1,469	0
2019 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
82,000		82,000	82,000	62,716	62,716	62,716

009-010-006-00                      2019 Est. T.C.V.                      CHASE NELSON R  
 Property Class: 401                      1930 S SCHNEIDER ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$650	45.00	322.50	1.0000	1.0000	650	100	PROGRESSION	29,250
45 Actual Front Feet, 0.33 Total Acres                      Total Est. Land Value =								29,250

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	456	0	0
D/W/P: 3.5 Concrete	5.00	45	0	0
Metal Prefab	14.33	96	50	688

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 =				1,638

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1215 SF                      Floor Area = 1215 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	405		
1 Story	Siding	Crawl Space	810		
			Total:	135,328	87,963

Other Additions/Adjustments

Plumbing	Average Fixture(s)	1	1,120	728
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Garages

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

Base Cost	475	16,535	10,748
Common Wall: 1 Wall	1	-2,038	-1,325
Door Opener	1	415	270

Water/Sewer

Public Sewer	1	1,134	737
Water Well, 100 Feet	1	4,407	2,865

Built-Ins

Appliance Allow.	1	2,099	1,364
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Fireplaces

Exterior 1 Story	1	4,942	3,212
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Porches

WPP	754	9,071	5,896
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
Recreation Room	400	5,868	3,814	

Totals:                      178,881                      116,272

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV:                      151,154

2019 Est. T.C.V. 009-010-006-00                      =                      182,042

Est. TCV/Total Floor Area = 149.83

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
81,600	81,600	81,600	55,307	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	9,400	0	1,327	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
91,000	91,000	91,000	56,634	56,634	56,634	



009-010-007-00                      2019 Est. T.C.V.                      GWISDALA ROBERT A & LORI  
 Property Class: 401                      1960 S SCHNEIDER ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$650	73.00	269.00	0.9337	1.0000	650	100		44,302
73 Actual Front Feet, 0.45 Total Acres                      Total Est. Land Value =								44,302

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.35	1920	0	0
Wood Frame	24.51	80	50	980
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 =				3,355

Cost Est. for Res. Bldg: 1 Single Family BI                      Cls C                      Blt 1975

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1120 SF                      Floor Area = 1872 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Bi-Level	Siding	Bi-Lev. 60%	1,120		
1 Story	Siding	Overhang	80		
			Total:	157,657	102,476

Other Additions/Adjustments

Exterior					
Brick Veneer		128	1,669	1,085	
Plumbing					
Average Fixture(s)		1	1,120	728	
3 Fixture Bath		1	3,525	2,291	
Deck					
Treated Wood		354	4,570	2,970	
Water/Sewer					
Public Sewer		1	1,134	737	
Water Well, 100 Feet		1	4,407	2,865	
Built-Ins					
Appliance Allow.		1	2,099	1,364	
Fireplaces					
Interior 2 Story		1	5,044	3,279	
Porches					
CCP (1 Story)		20	764	497	
Local Cost Items					
SANITARY SEWER		1	0	0	*93% Good
			Totals:	181,989	118,292

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 153,780

2019 Est. T.C.V. 009-010-007-00		=		201,437		
Est. TCV/Total Floor Area = 107.61, Most recent sale 08/01/1998 for 132,000						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
96,900	96,900	96,900	82,553	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,800	0	0	0	1,981	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
100,700	100,700	100,700	84,534	84,534		0

009-010-008-00	2019 Est. T.C.V.	VER PLANCK JACK A & MARY L TRUST
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000	34.10	Acres		2000	100		68,196
Residentia ROW @ ZERO		0.59	Acres		0	100		0
		34.69	Total Acres				Total Est. Land Value =	68,196

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 2019 Est. T.C.V. 009-010-008-00 = 68,196

Est. TCV/Total Floor Area = 36.43

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,700	31,700	31,700	26,769	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	0	642	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,100	34,100	34,100	27,411	27,411	27,411	

009-010-008-85                      2019 Est. T.C.V.                      VER PLANCK JACK A & MARY L TRUST  
 Property Class: 401                      S SCHNEIDER 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
\$65 /FF	150.00	200.00	1.0000	1.0000	65	100		9,750
150 Actual Front Feet, 0.69 Total Acres                      Total Est. Land Value =								9,750

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 GRG                      Cls C -5 Blt 2008

(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: C Exterior: Pole (Unfinished)					
	Door Opener		1	415	394
	Base Cost		1200	21,972	20,873
Deck					
	w/Roof (Roof portion)		480	5,578	5,299
			Totals:	27,965	26,566

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      23,378

2019 Est. T.C.V. 009-010-008-85						=	34,098
Est. TCV/Total Floor Area =	0.00						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
15,500	15,500	15,500	11,290	2.40			
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	0	0	270	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
17,000	17,000	17,000	11,560	11,560	11,560		

009-010-008-90                      2019 Est. T.C.V.                      LYNCH MICHAEL P & LISA A TRUST  
 Property Class: 401                      S SCHNEIDER 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 C>	.50	-1.0	AC	M/L	8000	100	R/T-5 LOC+5	8,000
110 Actual Front Feet, 0.62 Total Acres                      Total Est. Land Value =								8,000

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

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF                      Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81

Building Areas

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

Garages

Class: CD Exterior: Pole (Unfinished)					
Base Cost			768	13,862	11,228

Water/Sewer

Public Sewer			1	1,006	815
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Totals:                      14,868                      12,043

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV:                      15,054

2019 Est. T.C.V. 009-010-008-90				=	23,054
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/26/2000 for 0					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
11,000	11,000	11,000	10,125	2.40	
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment                      Losses
0	500	0	0	0	243                      0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,500	11,500	11,500	10,368	10,368	0

009-010-008-95	2019 Est. T.C.V.	ELLIS ROBERT T
Property Class: 402		S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	6000				6000	100		6,000
40 Actual Front Feet, 0.37 Total Acres								Total Est. Land Value = 6,000

2019 Est. T.C.V. 009-010-008-95 = 6,000

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	1,419	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	34	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	1,453	1,453	0	

009-010-009-00                      2019 Est. T.C.V.                      SINKA WILLIAM & CORNELIA  
 Property Class: 401                      1970 S SCHNEIDER ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$650	60.00	280.31	1.0000	1.0000	650	100		39,000
60 Actual Front Feet, 0.39 Total Acres                      Total Est. Land Value =								39,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	300	0	0
D/W/P: 4in Concrete	5.29	160	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 1S                      Cls C                      Blt 1990

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1124 SF                      Floor Area = 1124 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,124		
			Total:	127,782	90,725

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,120	795
2 Fixture Bath	1	2,359	1,675

Porches

CCP (1 Story)	48	1,104	784
WGEP (1 Story)	156	9,736	6,913

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	768	20,675	14,679

Water/Sewer

Public Sewer	1	1,134	805
Water Well, 100 Feet	1	4,407	3,129

Built-Ins

Appliance Allow.	1	2,099	1,490
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Local Cost Items

SANITARY SEWER	1	0	0	*93% Good
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Totals:                      170,416                      120,995

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV:                      151,244

2019 Est. T.C.V. 009-010-009-00                      =                      191,194

Est. TCV/Total Floor Area = 170.10, Most recent sale 10/22/2018 for 168,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,800	97,800	97,800	68,652	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,200	0	0	26,948	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
95,600	95,600	95,600	70,299	95,600	0	

009-010-010-00                    2019 Est. T.C.V.                    SCHNEIDER LUCILLE M LE  
 Property Class: 401    1988 S SCHNEIDER ST  
 Map #:    LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
GROUP H \$650	93.00	388.00	0.8578	1.0000	650	100			51,854
93 Actual Front Feet, 0.83 Total Acres          Total Est. Land Value =									51,854

Land Improvement Cost Estimates

Description		Rate	Size	% Good	Cash Value
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 C -5 Blt 1989

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 952 SF    Floor Area = 952 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	952		
Total:				105,299	81,079

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,495
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Plumbing

Average Fixture(s)	1	1,120	862
3 Fixture Bath	1	3,525	2,714

Porches

CCP (1 Story)	72	1,592	1,226
WPP	256	3,779	2,910

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	320	12,816	9,868	
Common Wall: 1.5 Wall	1	-3,057	-2,354	
Door Opener	1	415	320	

Water/Sewer

Public Sewer	1	1,134	873
Water Well, 100 Feet	1	4,407	3,393

Built-Ins

Appliance Allow.	1	2,099	1,616
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Local Cost Items

SANITARY SEWER	1	0	0	*93% Good
Recreation Room	600	8,802	6,778	

Totals:                    143,873                    110,780

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV:                    138,475

2019 Est. T.C.V. 009-010-010-00    =                    195,079

Est. TCV/Total Floor Area = 204.91

2018 Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
104,200	104,200	104,200		78,668	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-6,700	0	0	1,888	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
97,500	97,500	97,500	80,556	80,556	80,556	

009-010-011-00                      2019 Est. T.C.V.                      ELLIS JO ANNE DENSER  
 Property Class: 401                      1736 S SCHNEIDER ST  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NON SUB LK FRNT	100.00	264.00	1.0000	1.0000	750	100		75,000
100 Actual Front Feet, 0.61 Total Acres                      Total Est. Land Value =								75,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	14.58	240	94	3,289
Total Estimated Land Improvements True Cash Value =				3,289

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls D                      Blt 1956

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 812 SF                      Floor Area = 812 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	572		
1 Story	Siding	Crawl Space	240		
			Total:	76,050	45,631

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,384	830	
Plumbing				
Average Fixture(s)	1	778	467	
Porches				
CSEP (1 Story)	160	4,317	2,590	
WPP	96	1,732	1,039	
Water/Sewer				
Public Sewer	1	892	535	
Water Well, 100 Feet	1	4,178	2,507	
Built-Ins				
Appliance Allow.	1	1,243	746	
Fireplaces				
Exterior 1 Story	1	3,770	2,262	
Deck				
Treated Wood	24	799	479	
Local Cost Items				
SANITARY SEWER	1	0	0	*93% Good
		Totals:	95,143	57,086

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 74,212

2019 Est. T.C.V. 009-010-011-00                      =                      152,501

Est. TCV/Total Floor Area = 187.81

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
79,500	79,500	79,500	64,207	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,200	0	0	1,540	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,300	76,300	76,300	65,747	65,747	0	



009-010-012-00                      2019 Est. T.C.V.                      ELLIS ROBERT T  
 Property Class: 401                      1738 S SCHNEIDER 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 A> GROUP A		\$5000			5000	100		5,000
40 Actual Front Feet, 0.08 Total Acres                      Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	12.37	60	45	334
Total Estimated Land Improvements True Cash Value =				334

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls D                      Blt 1942

(11) Heating System: Space Heater  
 Ground Area = 348 SF                      Floor Area = 348 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	Crawl Space	348		
Total:				33,617	20,172

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	467		
Deck					
Treated Wood	96	1,810	1,086		
Water/Sewer					
Public Sewer	1	892	535		
Water Well, 100 Feet	1	4,178	2,507		
Built-Ins					
Appliance Allow.	1	1,243	746		
Local Cost Items					
SANITARY SEWER	1	0	0		*93% Good
Totals:				42,518	25,513

Notes:

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCV: 22,451

2019 Est. T.C.V. 009-010-012-00                      =                      27,785

Est. TCV/Total Floor Area = 79.84

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,300	12,300	12,300	11,356	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,600	0	0	272	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,900	13,900	13,900	11,628	11,628	0	





009-010-015-00                      2019 Est. T.C.V.                      BECK NANCY E  
 Property Class: 401                      1740 S SCHNEIDER ST  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$650	50.00	130.00	1.0000	1.0000	650	100		32,500
50 Actual Front Feet, 0.15 Total Acres                      Total Est. Land Value =								32,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.43	80	94	1,461
Wood Frame	19.43	80	94	1,461
Total Estimated Land Improvements True Cash Value =				2,922

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls D                      Blt 1946

(11) Heating System: Space Heater  
 Ground Area = 320 SF                      Floor Area = 320 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	Crawl Space	320		
Total:				31,306	18,783

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	467		
Porches					
WGEP (1 Story)	156	8,139	4,883		
Deck					
Pine	80	1,310	786		
Water/Sewer					
Public Sewer	1	892	535		
Water Well, 100 Feet	1	4,178	2,507		
Built-Ins					
Appliance Allow.	1	1,243	746		
Local Cost Items					
SANITARY SEWER	1	0	0		*93% Good
Totals:				47,846	28,707

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 37,319

2019 Est. T.C.V. 009-010-015-00                      =                      72,741

Est. TCV/Total Floor Area = 227.32

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,200	35,200	35,200	27,649	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	663	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,400	36,400	36,400	28,312	28,312	0	

009-010-016-00                      2019 Est. T.C.V.                      LYNCH LISA  
 Property Class: 401                      1764 S SCHNEIDER ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$650	50.00	110.00	1.0000	1.0000	650	100		32,500
50 Actual Front Feet, 0.13 Total Acres                      Total Est. Land Value =								32,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	120	71	399
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 =				1,349

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 960 SF                      Floor Area = 960 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	960		
Total:				99,044	59,427

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	933	560	
Porches					
WGEP (1 Story)		100	6,703	4,022	
Deck					
Treated Wood		160	2,654	1,592	
Water/Sewer					
Public Sewer		1	1,006	604	
Water Well, 100 Feet		1	4,280	2,568	
Built-Ins					
Appliance Allow.		1	1,467	880	
Carports					
Comp.Shingle		180	2,045	1,227	
Local Cost Items					
SANITARY SEWER		1	0	0	*93% Good
Totals:				118,132	70,880

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCv: 92,144

2019 Est. T.C.V. 009-010-016-00                      =                      125,993

Est. TCv/Total Floor Area = 131.24, Most recent sale 03/19/2015 for 95,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
58,200	58,200	58,200	56,461	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,800	0	0	1,355	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
63,000	63,000	63,000	57,816	57,816	0	

009-010-017-00                      2019 Est. T.C.V.                      INDIAN LAKES L C  
 Property Class: 402                      S BIRCH HAVEN BEACH 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 LAKEMISS@	\$4000	10.84	Acres	4000	100		ADJ TO SUBDIVISON	43,368
		10.84	Total Acres				Total Est. Land Value =	43,368

2019 Est. T.C.V. 009-010-017-00                      =                      43,368

Est. TCV/Total Floor Area = 45.17

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
21,700	21,700	21,700	10,088	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	242	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,700	21,700	21,700	10,330	10,330	0	

009-010-017-58	2019 Est. T.C.V.	FLEISCHMAN JOSEPH B & SUSAN K
Property Class: 402		S BIRCH HAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	25.00	43.56	1.0000	1.0000	40	100		1,000
40/FF	25.00	43.56	1.0000	1.0000	40	0	ROAD ENCROACHMENT	0
50 Actual Front Feet, 0.05 Total Acres								Total Est. Land Value = 1,000

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2019 Est. T.C.V. 009-010-017-58 = 1,000

Est. TCV/Total Floor Area = 1.04, Most recent sale 11/13/2017 for 1,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	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	
500	500	500	512	500	0	

009-010-017-59                      2019 Est. T.C.V.                      MOORE SHERMAN W & JUDITH G  
 Property Class: 402                      S BIRCH HAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					6000	100		6,000
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	6,000

2019 Est. T.C.V. 009-010-017-59                      =                      6,000

Est. TCV/Total Floor Area = 6.25, Most recent sale 05/24/2017 for 4,000

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	500	0	60	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	2,560	2,560	2,560	



009-010-017-60	2019 Est. T.C.V.	DEBOER DONALD & JULIE
Property Class: 402		BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					6000	100		6,000
100 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	6,000

2019 Est. T.C.V. 009-010-017-60 = 6,000

Est. TCV/Total Floor Area = 6.25, Most recent sale 01/20/2015 for 6,500

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	500	0	0	60	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,000	3,000	3,000	2,560	2,560	0			

009-010-017-61	2019 Est. T.C.V.	CLOVER JAMES P & LORI A
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	50.00	50.00	1.0000	1.0000	100	100		5,000
50 Actual Front Feet, 0.06 Total Acres								Total Est. Land Value = 5,000

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2019 Est. T.C.V. 009-010-017-61 = 5,000

Est. TCV/Total Floor Area = 5.21, Most recent sale 10/24/2014 for 4,000

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	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	2,560	2,500	0	

009-010-017-62	2019 Est. T.C.V.	SLACHTER MICHAEL & KIMBERLY
Property Class: 402		S BIRCHHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> GROUP H SITE10K					10000	100		10,000
75 Actual Front Feet, 0.09 Total Acres							Total Est. Land Value =	10,000

2019 Est. T.C.V. 009-010-017-62 = 10,000

Est. TCV/Total Floor Area = 10.42, Most recent sale 08/18/2014 for 10,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
5,000	5,000	5,000	3,605	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	86	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
5,000	5,000	5,000	3,691	3,691	0			

009-010-017-64                      2019 Est. T.C.V.                      CLOVER JAMES P & LORI A  
 Property Class: 401                      S BIRCH HAVEN BEACH  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100		7,000
50 Actual Front Feet, 0.10 Total Acres                      Total Est. Land Value =								7,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	809	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 2014

(11) Heating System: Forced Air w/o Ducts  
 Ground Area = 0 SF    Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

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

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                                      1165                      31,397                      30,141

Totals:                      31,397                      30,141

Notes: 12/19/2014 NO PLUMBING - POSTED 1 TO REMOVED NEGATIVE ADJUSTMENT - TIM

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV:                      31,648

2019 Est. T.C.V. 009-010-017-64                                      =                      39,598

Est. TCV/Total Floor Area = 0.00, Most recent sale 02/14/2014 for 6,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
16,600	16,600	16,600	15,723	2.40	
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,200	0	0	377	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
19,800	19,800	19,800	16,100	16,100	0

009-010-017-65	2019 Est. T.C.V.	FINK ARNOLD & CAROLE
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	,

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					6000	100		6,000
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.10	64	50	675
Total Estimated Land Improvements True Cash Value =				675

2019 Est. T.C.V. 009-010-017-65 = 6,675

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2,700	2,700	2,700	1,573	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	600	0	0	37	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,300	3,300	3,300	1,610	1,610	0

009-010-017-66                      2019 Est. T.C.V.                      NORMAN RANDALL & CHRISTIE  
 Property Class: 401                      SIXTH ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA  
 \* Factors \*                      93 & 94  
 Description    Frontage    Depth    Front    Depth    Rate    %Adj.    Reason                      Value  
 <Site Value A> Bk Lot 580,590                      3000    100                      3,000  
 <Site Value A> Bk Lot 580,590                      3000    100                      3,000  
 100 Actual Front Feet, 0.23 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                      913    0                      0  
 D/W/P: Crushed Rock                      1.72                      230    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 GRG                      Cls C                      Blt 2011

(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: C Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Door Opener                      2                      830                      788  
 Base Cost                      1522                      41,018                      38,967  
 Totals:                      41,848                      39,755

#### Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV:                      49,694

2019 Est. T.C.V. 009-010-017-66                      =                      58,069  
 Est. TCV/Total Floor Area = 0.00, Most recent sale 10/22/2010 for 14,000  
 2018 Assessed                      MBOR                      S.E.V.                      Base for Cap                      C.P.I.  
                     23,600                      23,600                      23,600                      20,582                      2.40  
 2019                      New Eq.                      Adjustment                      Loss                      Additions                      Tax Adjustment                      Losses  
                     0                      5,400                      0                      0                      493                      0  
 2019 Assessed                      MBOR                      S.E.V.                      Capped                      ->Taxable<-                      PRE/MBT  
                     29,000                      29,000                      29,000                      21,075                      21,075                      0

009-010-017-67	2019 Est. T.C.V.	FISH SALLIE TRUST
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS  
 \* Factors \* PART OF LOT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	15.00	50.00	1.0000	1.0000	100	100		1,500
15 Actual Front Feet, 0.02 Total Acres Total Est. Land Value =								1,500

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2019 Est. T.C.V. 009-010-017-67	=	1,500			
Est. TCV/Total Floor Area = 0.00, Most recent sale 12/03/2004 for 750					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
800	800	800	433	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	10	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
800	800	800	443	443	0

009-010-017-68	2019 Est. T.C.V.	CHECINSKI ANDRZEJ & MALGORZATA
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100		7,000
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	7,000

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 Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.92	96	50	956
Total Estimated Land Improvements True Cash Value =				956

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 2019 Est. T.C.V. 009-010-017-68 = 7,956

Est. TCV/Total Floor Area = 0.00, Most recent sale 11/20/2005 for 3,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,700	3,700	3,700	3,700	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	88	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,000	4,000	4,000	3,788	3,788	0



009-010-017-69	2019 Est. T.C.V.	ZYSK CAROLYN D
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					6000	100		6,000
100 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	6,000

2019 Est. T.C.V. 009-010-017-69 = 6,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/08/2005 for 7,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
2,500	2,500	2,500	1,569	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	500	0	0	37	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,000	3,000	3,000	1,606	1,606	0			

009-010-017-70	2019 Est. T.C.V.	MOORE SHERMAN & JUDITH
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100		7,000
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	7,000

2019 Est. T.C.V. 009-010-017-70 = 7,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/05/2005 for 3,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
3,500	3,500	3,500	3,138	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	75	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,500	3,500	3,500	3,213	3,213	0			

009-010-017-71	2019 Est. T.C.V.	FISH SALLIE TRUST
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100		7,000
50 Actual Front Feet, 0.10 Total Acres					Total Est. Land Value =			7,000

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Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.67	64	95	1,439
Total Estimated Land Improvements True Cash Value =				1,439

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2019 Est. T.C.V. 009-010-017-71 = 8,439

Est. TCV/Total Floor Area = 0.00, Most recent sale 04/25/2005 for 5,200

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,800	3,800	3,800	3,189	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	400	0	0	76	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,200	4,200	4,200	3,265	3,265	0

009-010-017-72	2019 Est. T.C.V.	SMITH ROBERT I & IRENE M
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100		7,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	7,000

2019 Est. T.C.V. 009-010-017-72 = 7,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 02/11/2005 for 7,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
3,500	3,500	3,500	3,138	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	75	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,500	3,500	3,500	3,213	3,213	0			

009-010-017-73	2019 Est. T.C.V.	COEBLY JUDITH L TRUST
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					6000	100		6,000
50 Actual Front Feet, 0.05 Total Acres							Total Est. Land Value =	6,000

2019 Est. T.C.V. 009-010-017-73 = 6,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/18/2004 for 3,700

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
2,500	2,500	2,500	644	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	500	0	0	15	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,000	3,000	3,000	659	659	0			

009-010-017-74                      2019 Est. T.C.V.                      COUGHLIN JOHN T & BERNITA M  
 Property Class: 401                      S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					6000	100		6,000
50 Actual Front Feet, 0.06 Total Acres                      Total Est. Land Value =								6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.57	151	95	799
Total Estimated Land Improvements True Cash Value =				799

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls C                      Blt 2010

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 0 SF                      Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

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

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			912	26,138	25,092
Storage Over Garage			228	2,378	2,283
Door Opener			1	415	398
Totals:				28,931	27,773

Notes: GARAGE

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV:                      29,162

2019 Est. T.C.V. 009-010-017-74					=	35,961
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/20/2004 for 3,600						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,000	14,000	14,000	10,403	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,000		0	0	249	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,000	18,000	18,000	10,652	10,652	10,652	

009-010-017-75	2019 Est. T.C.V.	DEBOER DON
Property Class: 402		S BIRCHHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					6000	100		6,000
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	6,000

2019 Est. T.C.V. 009-010-017-75 = 6,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/20/2004 for 3,600

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
2,500	2,500	2,500	644	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	500	0	0	15	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,000	3,000	3,000	659	659	0			

009-010-017-76                      2019 Est. T.C.V.                      MAXWELL TODD  
 Property Class: 402                      S BIRCHAVEN BEACH DR  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					6000	100		6,000
50 Actual Front Feet, 0.06 Total Acres                      Total Est. Land Value =								6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.20	180	95	2,941
Total Estimated Land Improvements True Cash Value =				2,941

2019 Est. T.C.V. 009-010-017-76                      =                      8,941

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/25/2004 for 3,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	1,056	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	25	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,500	4,500	4,500	1,081	1,081	0	



009-010-017-77                      2019 Est. T.C.V.                      GRIER R DIXON & PATRICIA A TRUST  
 Property Class: 401                      S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100		7,000
50 Actual Front Feet, 0.06 Total Acres                      Total Est. Land Value =								7,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	320	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 2006

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 0 SF    Floor Area = 512 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	512		
			Total:	32,195	29,297

Other Additions/Adjustments

Exterior					
Stone Veneer		50	1,441	1,311	

Plumbing					
Average Fixture(s)		1	1,120	1,019	

Garages

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

Base Cost	768	27,855	25,348
Door Opener	2	830	755

Water/Sewer

Public Sewer	1	1,134	1,032
Water Well, 100 Feet	1	4,407	4,010

Built-Ins

Appliance Allow.	1	2,099	1,910
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Local Cost Items

SANITARY SEWER	1	0	0
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Totals:                      71,081                      64,682

Notes:

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV:                      67,916

2019 Est. T.C.V. 009-010-017-77                      =                      75,866

Est. TCV/Total Floor Area = 148.18, Most recent sale 06/25/2004 for 3,700

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
37,200	37,200	37,200	27,926	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	700	0	670	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
37,900	37,900	37,900	28,596	28,596	28,596

009-010-017-78	2019 Est. T.C.V.	PAPENFUSS RANDOLPH KAREN E &
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100	.	7,000
75 Actual Front Feet, 0.09 Total Acres							Total Est. Land Value =	7,000

2019 Est. T.C.V. 009-010-017-78 = 7,000

Est. TCV/Total Floor Area = 13.67, Most recent sale 06/01/2004 for 5,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
3,500	3,500	3,500	644	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	15	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,500	3,500	3,500	659	659	0			

009-010-017-79                      2019 Est. T.C.V.                      FLEISCHMAN JOSEPH & SUSAN  
 Property Class: 401                      S BIRCHAVEN BEACH DR  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100		7,000
50 Actual Front Feet, 0.06 Total Acres                      Total Est. Land Value =								7,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.35	360	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 2011

(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: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			730	22,236	21,124
Door Opener			1	415	394
Totals:				22,651	21,518

Notes:

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV:                      22,594

2019 Est. T.C.V. 009-010-017-79	=	30,544			
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/01/2002 for 3,500					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
13,000	13,000	13,000	10,742	2.40	
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,300	0	0	257	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,300	15,300	15,300	10,999	10,999	0

009-010-017-80	2019 Est. T.C.V.	HEEREN KURT M & SVENJE
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					6000	100		6,000
50 Actual Front Feet, 0.06 Total Acres								Total Est. Land Value = 6,000

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Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.48	40	94	995
Total Estimated Land Improvements True Cash Value =				995

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2019 Est. T.C.V. 009-010-017-80 = 6,995

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2,700	2,700	2,700	644	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	800	0	0	15	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,500	3,500	3,500	659	659	0



009-010-017-82	2019 Est. T.C.V.	FORCHE KURT D & JEANNETTE L TRUST
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					6000	100		6,000
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	6,000

2019 Est. T.C.V. 009-010-017-82 = 6,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/16/2014 for 183,500

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	500	0	0	60	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,000	3,000	3,000	2,560	2,560	0			

009-010-017-83	2019 Est. T.C.V.	DEBOER DON
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					6000	100		6,000
50 Actual Front Feet, 0.06 Total Acres								Total Est. Land Value = 6,000

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 Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.80	80	50	872
Total Estimated Land Improvements True Cash Value =				872

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 2019 Est. T.C.V. 009-010-017-83 = 6,872

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2,700	2,700	2,700	256	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	700	0	0	6	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,400	3,400	3,400	262	262	0

009-010-017-85                      2019 Est. T.C.V.                      RYAN DAVID & PAMELA M  
 Property Class: 401                      1374 S BIRCHAVEN BEACH DR  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					6000	100		6,000
50 Actual Front Feet, 0.06 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	650	0	0
Wood Frame	28.46	50	50	711
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				1,651

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

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF                      Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86

Building Areas

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

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			589	19,113	16,437
Storage Over Garage			484	5,048	4,341
Door Opener			2	830	714
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Common Wall: 1 Wall			1	-2,038	-1,753
Base Cost			237	10,205	8,776
Totals:				33,158	28,515

Notes: GARAGE & WORKSHOP

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCv:                      29,941

2019 Est. T.C.V. 009-010-017-85						=	37,592
Est. TCv/Total Floor Area =	0.00, Most recent sale 10/21/2014 for 1						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
15,900	15,900	15,900	15,040	2.40			
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment		Losses	
0	2,900	0	0	360		0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT	
18,800	18,800	18,800	15,400	15,400		0	



009-010-017-90                      2019 Est. T.C.V.                      ZYSK CAROLYN D  
 Property Class: 401                      S BIRCHAVEN BEACH DR  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100		7,000
50 Actual Front Feet, 0.06 Total Acres                      Total Est. Land Value =								7,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.35	640	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

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

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

Plumbing

Average Fixture(s)	1	1,120	1,008
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Garages

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

Base Cost	768	23,002	20,702
Storage Over Garage	500	5,215	4,693
Door Opener	2	830	747

Built-Ins

Appliance Allow.	1	2,099	1,889
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Totals:                      32,266                      29,039

Notes:

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV:                      30,491

2019 Est. T.C.V. 009-010-017-90                      =                      38,431

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,400	16,400	16,400	12,874	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	308	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,200	19,200	19,200	13,182	13,182	0	

009-010-017-95                      2019 Est. T.C.V.                      WESTFALL DONALD B & MICHELLE  
 Property Class: 401                                                                1514 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100		7,000
50 Actual Front Feet, 0.05 Total Acres					Total Est. Land Value =			7,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.35	1000	0	0
D/W/P: 4in Ren. Conc.	6.21	104	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 2002

(11) Heating System: Electric Baseboard  
 Ground Area = 0 SF    Floor Area = 416 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	Overhang	416		
			Total:	26,158	22,234

Other Additions/Adjustments

Plumbing  
 Average Fixture(s)                      1                      1,120                      952

Balcony  
 Wood Balcony                      84                      2,597                      2,207

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      832                      24,336                      20,686  
 Door Opener                      2                      830                      705

Water/Sewer

Public Sewer                      1                      1,134                      964  
 Water Well, 50 Feet                      1                      2,038                      1,732

Local Cost Items

SANITARY SEWER                      1                      0                      0                      \*97% Good

Totals:                      58,213                      49,480

Notes:

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV:                      51,954

2019 Est. T.C.V. 009-010-017-95                      =                      59,904

Est. TCV/Total Floor Area = 144.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,500	29,500	29,500	28,977	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	695	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,000	30,000	30,000	29,672	29,672	0	

009-010-017-96 2019 Est. T.C.V. CHECINSKI ANDRZEJ & CHECINSKI MALGO  
 Property Class: 401 S BIRCHAVEN BEACH DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					6000	100		6,000
50 Actual Front Feet, 0.06 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 1000	0.00	0	50	500
Total Estimated Land Improvements True Cash Value =				500

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
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
	Base Cost		810	23,838	23,600
	Storage Over Garage		810	8,448	8,364
Totals:				28,761	28,474

Notes:

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV: 29,898

2019 Est. T.C.V. 009-010-017-96						=	36,398
Est. TCV/Total Floor Area =	0.00						
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		
14,900	800	0	14,900	60	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
18,200	18,200	18,200	17,460	17,460	0		

009-010-018-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 401		W SAPPHIRE 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	53.00	150.00	1.0000	0.0000	100	100*		0
Residentia 10K/A		28.95 Acres	10000	100				289,450
* denotes lines that do not contribute to the total acreage calculation.								
53 Actual Front Feet, 28.95 Total Acres								Total Est. Land Value = 289,450

2019 Est. T.C.V. 009-010-018-00 = 289,450

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
144,700	144,700	144,700	123,195	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	2,956	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
144,700	144,700	144,700	126,151	126,151	0	

009-010-018-88                      2019 Est. T.C.V.                      CARROLL THOMAS G & KAY H 2014  
 Property Class: 401                      W SAPPHIRE 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	50.00	100.19	1.0000	1.0000	100	100		5,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	16.84	120	50	1,010
Total Estimated Land Improvements True Cash Value =				1,010

2019 Est. T.C.V. 009-010-018-88                      =                      6,010

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/28/2012 for 5,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,800	2,800	2,800	1,992	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	47	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	2,039	2,039	0	

009-010-018-89	2019 Est. T.C.V.	DODD GEORGE G & VIRGINIA E
Property Class: 402		W SAPPHIRE AVE
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
100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	6,000

2019 Est. T.C.V. 009-010-018-89 = 6,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 11/17/2008 for 10,000

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	0		

009-010-018-90	2019 Est. T.C.V.	MERCHANT JOSHUA D & CARRIE L
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100		7,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	7,000

2019 Est. T.C.V. 009-010-018-90 = 7,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/21/2018 for 243,700

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
3,500	3,500	3,500	3,500	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			
3,500	3,500	3,500	3,584	3,500	0			

009-010-018-91	2019 Est. T.C.V.	UELAND STEVE & KELLY
Property Class: 402		S BIRCHAVEN BEACH RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					6000	100		6,000
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	6,000

2019 Est. T.C.V. 009-010-018-91 = 6,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/10/2017 for 7,000

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	500	0	0	60	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,000	3,000	3,000	2,560	2,560	0			



009-010-018-92	2019 Est. T.C.V.	HAMILTON JOSEPH & AMY
Property Class: 402		S BIRCHAVEN BEACH
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					6000	100		6,000
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	6,000

2019 Est. T.C.V. 009-010-018-92 = 6,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/03/2004 for 3,700

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
2,500	2,500	2,500	771	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	500	0	0	18	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,000	3,000	3,000	789	789	0			

009-010-018-93	2019 Est. T.C.V.	LAROSE RYAN & ERIN N
Property Class: 402		S BIRCHAVEN BEACH
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					6000	100		6,000
50 Actual Front Feet, 0.04 Total Acres							Total Est. Land Value =	6,000

2019 Est. T.C.V. 009-010-018-93 = 6,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/19/2017 for 220,000

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	500	0	0	60	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,000	3,000	3,000	2,560	2,560	0			

009-010-018-94	2019 Est. T.C.V.	GLASS CASEY R & JENNIFER S TRUST
Property Class: 402		S BIRCHAVEN BEACH
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					6000	100		6,000
70 Actual Front Feet, 0.07 Total Acres							Total Est. Land Value =	6,000

2019 Est. T.C.V. 009-010-018-94 = 6,000

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,500	2,500	2,500	644	2.40			
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	500	0	0	15	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
3,000	3,000	3,000	659	659	0		

009-010-018-95	2019 Est. T.C.V.	SCHLICK DAVID R & MARIANNE Q
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					6000	100		6,000
50 Actual Front Feet, 0.05 Total Acres							Total Est. Land Value =	6,000

2019 Est. T.C.V. 009-010-018-95 = 6,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/20/2004 for 3,700

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	500	0	0	60	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,000	3,000	3,000	2,560	2,560	0			

009-010-018-96                      2019 Est. T.C.V.                      FERGUSON DAVID C & ROSE MARY (TTEE)  
 Property Class: 401                      S BIRCHAVEN BEACH DR  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					6000	100		6,000
47 Actual Front Feet, 0.05 Total Acres                      Total Est. Land Value =								6,000

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

(11) Heating System: Electric Baseboard  
 Ground Area = 241 SF      Floor Area = 241 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	241		
Total:				23,152	26,156

Other Additions/Adjustments

Porches	Size	Cost New	Depr. Cost
WCP (1 Story)	72	2,457	2,236
Foundation: Shallow	72	-570	-519
Totals:		25,039	22,785

Notes: SHED/SLEEPING

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      20,051

2019 Est. T.C.V. 009-010-018-96                      =                      26,051

Est. TCV/Total Floor Area = 108.10

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,700	10,700	10,700	5,587	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	0	134	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,000	13,000	13,000	5,721	5,721	0	

009-010-018-97	2019 Est. T.C.V.	CHECINSKI ANDRZEJ & MARLOGORZATA
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \* .09 AC

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100		7,000
75 Actual Front Feet, 0.09 Total Acres							Total Est. Land Value =	7,000

2019 Est. T.C.V. 009-010-018-97 = 7,000

Est. TCV/Total Floor Area = 29.05, Most recent sale 01/22/2008 for 0

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
3,500	3,500	3,500	3,500	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		
3,500	3,500	3,500	3,584	3,500	0		

009-010-018-98	2019 Est. T.C.V.	FERGUSON DAVID C & ROSE MARY (TTEE)
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					6000	100		6,000
50 Actual Front Feet, 0.06 Total Acres								Total Est. Land Value = 6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.76	160	50	1,421
Total Estimated Land Improvements True Cash Value =				1,421

2019 Est. T.C.V. 009-010-018-98 = 7,421

Est. TCV/Total Floor Area = 30.79, Most recent sale 02/01/2003 for 2,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2,900	2,900	2,900	979	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	800	0	0	23	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,700	3,700	3,700	1,002	1,002	0

009-010-018-99	2019 Est. T.C.V.	RIETSEMA KLASS & KATHY
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					6000	100		6,000
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	6,000

2019 Est. T.C.V. 009-010-018-99 = 6,000

Est. TCV/Total Floor Area = 24.90

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	256	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	6	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	262	262	0	



009-010-019-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			7.41 Acres		2000	100		14,822
			7.41 Total Acres				Total Est. Land Value =	14,822

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2019 Est. T.C.V. 009-010-019-00 = 14,822

Est. TCV/Total Floor Area = 61.50

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,400	7,400	7,400	3,526	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	84	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,400	7,400	7,400	3,610	3,610	0	

009-010-019-95	2019 Est. T.C.V.	WHITTAKER JACQUELINE
Property Class: 402		X W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Bk Lot	580,590			3000	100		3,000
50 Actual Front Feet,	0.06	Total Acres			Total Est.		Land Value =	3,000

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2019 Est. T.C.V. 009-010-019-95 = 3,000

Est. TCV/Total Floor Area = 12.45, Most recent sale 05/31/2005 for 900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,000	1,000	1,000	1,000	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	24	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	1,024	1,024	0	

009-010-019-96	2019 Est. T.C.V.	STEWART RONALD & KATHY
Property Class: 402		X W SAPPHIRE AVE
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 A>	Bk Lot	580,590			3000	100		3,000
50 Actual Front Feet, 0.70 Total Acres								Total Est. Land Value = 3,000

2019 Est. T.C.V. 009-010-019-96 = 3,000

Est. TCV/Total Floor Area = 12.45, Most recent sale 06/29/2017 for 174,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,000	1,000	1,000	1,000	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	24	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	1,024	1,024	0	

009-010-019-97	2019 Est. T.C.V.	BOOMS LAWRENCE & JUDY
Property Class: 402		X W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot	580	590			3000	100		3,000
89 Actual Front Feet,	0.20	Total Acres			Total Est.	Land Value =		3,000

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Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	18.89	120	50	1,133
Total Estimated Land Improvements	True	Cash Value =		1,133

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2019 Est. T.C.V. 009-010-019-97 = 4,133

Est. TCV/Total Floor Area = 17.15, Most recent sale 02/24/2005 for 1,700

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,300	1,300	1,300	1,250	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	800	0	0	30	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,100	2,100	2,100	1,280	1,280	1,280	

009-010-019-98                      2019 Est. T.C.V.                      KENT KEVIN & KRISTEN  
 Property Class: 402                      X W SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot	580	590			3000	100		3,000
74 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	3,000

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Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	18.89	120	50	1,133
Total Estimated Land Improvements True Cash Value =				1,133

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2019 Est. T.C.V. 009-010-019-98                      =                      4,133

Est. TCV/Total Floor Area = 17.15, Most recent sale 12/03/2004 for 1,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,000	1,000	1,000	771	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	0	18	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,100	2,100	2,100	789	789	0	

009-010-019-99	2019 Est. T.C.V.	BOUGHNER DALE K & JUDITH A TRUST
Property Class: 402		X W SAPPHIRE AVE
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 A>	Bk Lot	580,590			3000	100		3,000
31 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 3,000

2019 Est. T.C.V. 009-010-019-99 = 3,000

Est. TCV/Total Floor Area = 12.45, Most recent sale 12/03/2004 for 800

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
1,000	1,000	1,000	1,000	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	0	24	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
1,500	1,500	1,500	1,024	1,024	1,024		

009-010-020-00                      2019 Est. T.C.V.                      BAYER REVOCABLE TRUST  
 Property Class: 401                      8850 W SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP J 250	224.001551	151.83	0.6485	1.0000	250	100		36,318
224 Actual Front Feet, 7.98 Total Acres                      Total Est. Land Value =								36,318

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	240	85	1,020
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 =				3,445

Cost Est. for Res. Bldg: 1 Single Family 1.5S                      Cls C 10 Blt 1994

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1509 SF    Floor Area = 1886 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	Basement	1,509		
			Total:	203,793	163,034

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade                      1                      1,942                      1,554

Plumbing

Average Fixture(s)	1	1,120	896
3 Fixture Bath	1	3,525	2,820
2 Fixture Bath	1	2,359	1,887

Porches

CCP (2 Story)	342	7,760	6,208
WPP	219	3,596	2,877
CCP (1 Story)	64	1,430	1,144

Deck

Treated Wood                      158                      2,692                      2,154

Garages

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

Base Cost	587	19,072	15,258
Storage Over Garage	294	3,066	2,453
Common Wall: 1 Wall	1	-2,038	-1,630
Door Opener	1	415	332

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

Base Cost	692	21,431	17,145
Door Opener	1	415	332

Water/Sewer

Public Sewer	1	1,134	907
Water Well, 100 Feet	1	4,407	3,526

Built-Ins

Appliance Allow.                      1                      2,099                      1,679

Local Cost Items

SANITARY SEWER                      1                      0                      0                      \*93% Good

Recreation Room                      994                      14,582                      11,666

Totals:                      292,800                      234,242

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV:                      292,803

2019 Est. T.C.V. 009-010-020-00                      =                      332,566

Est. TCV/Total Floor Area = 176.33, Most recent sale 11/09/2011 for 260,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
154,900	154,900	154,900	152,026	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	11,400	0	0	3,648	0

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2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
166,300	166,300	166,300	155,674	155,674	155,674



009-010-020-75	2019 Est. T.C.V.	ZMYSLO DENNIS & LAURA
Property Class: 402		S BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP J 250	102.00	150.00	0.8541	1.0000	250	100		21,780
102 Actual Front Feet, 0.35 Total Acres								Total Est. Land Value = 21,780

2019 Est. T.C.V. 009-010-020-75 = 21,780

Est. TCV/Total Floor Area = 11.55

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,900	10,900	10,900	10,900	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	
10,900	10,900	10,900	11,161	10,900	0	

009-010-021-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia LTDACCESS@	\$1200	36.78	Acres		1200	100		44,136
		36.78	Total Acres				Total Est. Land Value =	44,136

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2019 Est. T.C.V. 009-010-021-00 = 44,136

Est. TCV/Total Floor Area = 23.40

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,100	22,100	22,100	17,526	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	420	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,100	22,100	22,100	17,946	17,946	0	

009-010-021-95                    2019 Est. T.C.V.                    LEAVER RICHARD  
 Property Class: 401                                       1212 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 F> GROUP F15K/SITE					15000	100		15,000
<Site Value C> GROUP C 10K					10000	100		10,000
<Site Value D> DuckPt Bk Lots					5000	100		5,000
287 Actual Front Feet, 1.86 Total Acres                    Total Est. Land Value =								30,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	720	0	0
D/W/P: 4in Ren. Conc.	6.21	144	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	97	1,940
Total Estimated Land Improvements True Cash Value =				1,940

Cost Est. for Res. Bldg: 1 Single Family 1.25S                    Cls C 10 Blt 1995

(11) Heating System: Electric Baseboard  
 Ground Area = 1278 SF    Floor Area = 1776 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	563		
1.5 Story	Siding	Basement	715		
			Total:	187,086	168,376

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	2	3,885	3,496
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Plumbing

Average Fixture(s)	1	1,120	1,008
3 Fixture Bath	2	7,051	6,346

Porches

WSEP (1 Story)	144	6,019	5,417
WPP	335	4,281	3,853
WCP (1 Story)	40	2,064	1,858

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	320	12,816	11,534	
Door Opener	1	415	373	
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Basement Garage: 2 Car	1	2,756	2,480	

Water/Sewer

Public Sewer	1	1,134	1,021
Water Well, 100 Feet	1	4,407	3,966

Built-Ins

Appliance Allow.	1	2,099	1,889
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Local Cost Items

SANITARY SEWER	1	0	0	*85% Good
Recreation Room	350	5,135	4,621	
		Totals:	240,268	216,238

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 190,289

2019 Est. T.C.V. 009-010-021-95 = 222,229

Est. TCV/Total Floor Area = 125.13, Most recent sale 01/19/2012 for 163,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
105,100	105,100	105,100	99,310	2.40	
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,000	0	0	2,383	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
111,100	111,100	111,100	101,693	101,693	101,693

009-010-022-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>80@\$2000		38.00	Acres		2000	100		76,000
		38.00	Total Acres				Total Est. Land Value =	76,000

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2019 Est. T.C.V. 009-010-022-00 = 76,000

Est. TCV/Total Floor Area = 42.79

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,000	38,000	38,000	13,161	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	315	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,000	38,000	38,000	13,476	13,476	0	

009-010-023-00                      2019 Est. T.C.V.                      INDIAN LAKES L C  
 Property Class: 402                      S DUCK POINT 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	800.00	0.00	1.0000	1.0000	40	100		32,000
Residentia LAKEACCESS@3000		25.20	Acres		3000	100		75,609
800 Actual Front Feet, 25.20 Total Acres      Total Est. Land Value =								107,609

2019 Est. T.C.V. 009-010-023-00                      =                      107,609

Est. TCV/Total Floor Area = 60.59, Most recent sale 09/05/2010 for 8,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,800	53,800	53,800	24,592	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	590	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,800	53,800	53,800	25,182	25,182	0	

009-010-023-97	2019 Est. T.C.V.	HUTCHINSON EDWARD & DEBRA
Property Class: 402		S DUCK POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$75/FF	75.00	117.50	1.0000	1.0000	75	100		5,625
75 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	5,625

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2019 Est. T.C.V. 009-010-023-97 = 5,625

Est. TCV/Total Floor Area = 3.17, Most recent sale 12/02/2014 for 5,700

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
2,800	2,800	2,800	2,800	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			
2,800	2,800	2,800	2,867	2,800	0			

009-010-023-98                      2019 Est. T.C.V.                      LEHMAN JAMES E & DIANE K  
 Property Class: 402                      S DUCK POINT RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F 85/FF	100.00	130.68	1.0000	1.0000	85	100		8,500
100 Actual Front Feet, 0.30 Total Acres                      Total Est. Land Value =								8,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	832	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 GRG                      Cls C                      Blt 2012

(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: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Door Opener			2	830	788
Base Cost			1041	28,055	26,652
Totals:				28,885	27,440

Notes:

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCV:                      24,147

2019 Est. T.C.V. 009-010-023-98	=	35,022			
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/05/2010 for 8,500					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
16,900	16,900	16,900	15,464	2.40	
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	600	0	0	371	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,500	17,500	17,500	15,835	15,835	15,835

009-010-024-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S CHIPPEWA AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$75/FF	956.00	457.73	1.0000	1.0000	75	100		71,700
956 Actual Front Feet, 10.05 Total Acres							Total Est. Land Value =	71,700

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2019 Est. T.C.V. 009-010-024-00 = 71,700

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
35,900	35,900	35,900	10,634	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	255	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
35,900	35,900	35,900	10,889	10,889	0		



009-010-024-85                      2019 Est. T.C.V.                      WRBELIS CHRISTOPHER & CHRISTINE  
 Property Class: 401                      S CHIPPEWA 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	100.00	150.00	1.0000	1.0000	100	100		10,000
100 Actual Front Feet, 0.34 Total Acres                      Total Est. Land Value =								10,000

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

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF                      Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

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

Garages

Class: C Exterior: Pole (Unfinished)					
Base Cost			2035	37,261	35,771
Totals:				37,261	35,771

Notes: 12/19/14 NO PLUMBING - BATH ENTRY TO REMOVE NEGATIVE ADJ. -TIM

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      31,478

2019 Est. T.C.V. 009-010-024-85	=	41,478
Est. TCV/Total Floor Area = 0.00, Most recent sale 01/20/2014 for 20,000		
2018 Assessed	MBOR	S.E.V.
18,800	18,800	18,800
		16,945
		2.40
2019 New Eq. Adjustment	Loss	Additions
0	1,900	0
		406
2019 Assessed	MBOR	S.E.V.
20,700	20,700	20,700
		17,351
		17,351
		PRE/MBT
		0

009-010-024-90	2019 Est. T.C.V.	DEBOER DONALD
Property Class: 401		S CHIPPEWA
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
75 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value = 5,000

Cost Est. for Res. Bldg: 1	Single Family	GRG		Cls	C	Blt	2018
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(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	2	830	822
Base Cost	2240	41,014	40,604

Totals:	38,319	37,936
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Notes:

ECF (409 - RURAL SUBS) 0.880 =&gt; TCV: 33,384

2019 Est. T.C.V. 009-010-024-90 = 38,384

Est. TCV/Total Floor Area = 0.00, Most recent sale 02/10/2014 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	
16,700	0	0	16,700	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,200	19,200	19,200	19,260	19,200	0	

009-010-024-95	2019 Est. T.C.V.	GAESCHKE GERALD G & SHEILA A
Property Class: 402		S CHIPPEWA 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
SALES & EQ RATE			0.240	Acres	12,000	100		2,880
		0.24	Total Acres				Total Est. Land Value =	2,880

2019 Est. T.C.V. 009-010-024-95 = 2,880

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/09/2012 for 0

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
1,400	1,400	1,400	1,400	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		
1,400	1,400	1,400	1,433	1,400	0		

009-010-025-00                      2019 Est. T.C.V.                      DOWN PAUL A & DAO NOI  
 Property Class: 401                      8638 W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	250.00	3049.20	0.5693	1.0000	500	100		71,166
250 Actual Front Feet, 17.50 Total Acres                      Total Est. Land Value =								71,166

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.35	2466	0	0
Wood Frame	17.51	352	94	5,794
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	95	9,500
Total Estimated Land Improvements True Cash Value =				15,294

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls C 10 Blt 1930

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 2104 SF    Floor Area = 2104 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	825		
1 Story	Siding	Slab	1,279		
			Total:	209,690	136,284

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	728
2 Fixture Bath	1	2,359	1,533

Porches

WCP (1 Story)	243	6,819	4,432
CCP (1 Story)	537	9,956	6,471

Deck

Treated Wood	422	5,127	3,333
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Water/Sewer

Public Sewer	1	1,134	737
Water Well, 100 Feet	1	4,407	2,865

Built-Ins

Appliance Allow.	1	2,099	1,364
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Fireplaces

Exterior 1 Story	2	9,885	6,425
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Garages

Class: C Exterior: Pole (Unfinished)				
Base Cost	1456	26,659	17,328	
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	1456	35,541	23,102	

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals:                      314,796                      204,602

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV:                      265,983

2019 Est. T.C.V. 009-010-025-00                      =                      352,443

Est. TCV/Total Floor Area = 167.51

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
154,300	154,300	154,300	139,297	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	21,900	0	3,343	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
176,200	176,200	176,200	142,640	142,640	0	

009-010-025-90	2019 Est. T.C.V.	DOWN PAUL A & DAO NOI
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	100.00	334.00	0.7846	1.0000	500	100		39,229
100 Actual Front Feet, 0.77 Total Acres							Total Est. Land Value =	39,229

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2019 Est. T.C.V. 009-010-025-90 = 39,229

Est. TCV/Total Floor Area = 18.64

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,600	19,600	19,600	19,600	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	
19,600	19,600	19,600	20,070	19,600	0	

009-010-025-95                      2019 Est. T.C.V.                      DICKERSON ERIC A & MARIANNE  
 Property Class: 401                      8508 W JENNINGS RD  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	100.00	330.00	0.7846	1.0000	500	100		39,229
100 Actual Front Feet, 0.76 Total Acres                      Total Est. Land Value =								39,229

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.19	2600	45	2,562
Wood Frame	15.58	352	74	4,058
Total Estimated Land Improvements True Cash Value =				6,620

Cost Est. for Res. Bldg: 1 Single Family 1.25S                      Cls C                      Blt 1998

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 2048 SF                      Floor Area = 2560 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	2,048		
			Total:	240,664	211,784

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	986
3 Fixture Bath	1	3,525	3,102

Porches

CCP (1 Story)	80	1,750	1,557	*89% Good
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Garages

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

Base Cost	520	17,576	15,467
Common Wall: 1 Wall	1	-2,038	-1,793

Water/Sewer

Public Sewer	1	1,134	998
Water Well, 100 Feet	1	4,407	3,878

Built-Ins

Appliance Allow.	1	2,099	1,847
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Deck

Pine	943	7,393	5,471	*74% Good
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Local Cost Items

SANITARY SEWER	1	0	0
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Recreation Room	1786	26,201	23,057
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Totals:                      303,831                      266,354

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV:                      332,943

2019 Est. T.C.V. 009-010-025-95                      =                      378,792

Est. TCV/Total Floor Area = 147.97, Most recent sale 07/01/1997 for 62,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
175,600	175,600	175,600	140,470	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,800	0	3,371	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
189,400	189,400	189,400	143,841	143,841	143,841

009-010-026-00 2019 Est. T.C.V. SMITH DENNIS & DEBORAH  
 Property Class: 401 8770 W PETERSON POINT RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$650	119.00	190.35	0.7869	1.0000	650	100		60,866
119 Actual Front Feet, 0.52 Total Acres Total Est. Land Value =								60,866

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	32.57	72	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 Blt 1972

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1334 SF Floor Area = 1334 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	1,334		
			Total:	130,783	85,008

## Other Additions/Adjustments

Exterior					
Brick Veneer		496	6,468	4,204	

## Plumbing

Average Fixture(s)	1	1,120	728	
2 Fixture Bath	1	2,359	1,533	
Separate Shower	1	1,032	671	

## Deck

Treated Wood	72	1,624	1,056	
Treated Wood	240	3,545	2,304	
Treated Wood	100	1,938	1,260	

## Garages

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

Base Cost	572	18,739	12,180	
Common Wall: 1.5 Wall	1	-3,057	-1,987	
Door Opener	1	415	270	

## Water/Sewer

Public Sewer	1	1,134	737	
Water Well, 100 Feet	1	4,407	2,865	

## Built-Ins

Appliance Allow.	1	2,099	1,364	
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## Fireplaces

Exterior 1 Story	1	4,942	3,212	
Direct-Vented Gas	1	2,293	1,490	

## Local Cost Items

GENERATOR	1	1,500	1,425	*95% Good
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Totals: 181,341 118,320

## Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 153,816

2019 Est. T.C.V. 009-010-026-00 = 217,057

Est. TCV/Total Floor Area = 162.71, Most recent sale 10/25/2013 for 205,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
104,300	104,300	104,300	100,569	2.40		
2019 New Eq.	Adj.	Loss	Additions	Tax Adjustment	Losses	
0	4,200	0	0	2,413	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,500	108,500	108,500	102,982	102,982	0	

009-010-026-50	2019 Est. T.C.V.	EVANS ROBERT & JILL
Property Class: 401		8720 W PETERSON POINT RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$650	85.00	179.37	0.8852	1.0000	650	100		48,909
85 Actual Front Feet, 0.35 Total Acres								Total Est. Land Value = 48,909

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1991

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 780 SF Floor Area = 1170 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	780		
			Total:	105,757	79,317

## Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,120	840		

## Deck

Treated Wood	208	3,224	2,418
Treated Wood	24	832	624

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	18,824	14,118

## Water/Sewer

Public Sewer	1	1,134	850
Water Well, 100 Feet	1	4,407	3,305

## Built-Ins

Appliance Allow.	1	2,099	1,574
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## Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 137,397 103,046

## Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.250 =&gt; TCv: 128,808

2019 Est. T.C.V. 009-010-026-50 = 177,717

Est. TCv/Total Floor Area = 151.89, Most recent sale 08/11/2016 for 174,600

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
88,300	88,300	88,300	88,112	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	0	788	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
88,900	88,900	88,900	90,226	88,900	0	



009-010-027-00	2019 Est. T.C.V.	SCHNEIDER MICHAEL ETAL
Property Class: 402		W PETERSON POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$650	50.00	182.60	0.6584	1.0000	650	100		21,399
GROUP F 85/FF	148.00	182.60	1.0000	1.0000	85	100		12,580
198 Actual Front Feet, 0.83 Total Acres      Total Est. Land Value =								33,979

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2019 Est. T.C.V. 009-010-027-00 = 33,979

Est. TCV/Total Floor Area = 29.04, Most recent sale 08/01/2001 for 121,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,300	20,300	20,300	20,300	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,300	0	0	-3,300	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,000	17,000	17,000	20,787	17,000	0	

009-010-028-00 2019 Est. T.C.V. SCHNEIDER MICHAEL ETAL  
 Property Class: 401 8808 W PETERSON POINT RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$650	50.00	153.00	1.0000	1.0000	650	100		32,500
50 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								32,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	264	46	569
Total Estimated Land Improvements True Cash Value =				569

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 800 SF Floor Area = 800 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	Slab	800		
Total:				71,476	42,885

Other Additions/Adjustments

Plumbing	Average Fixture(s)			
		1	933	560

Porches	CCP (1 Story)			
		192	3,516	2,110

Garages	Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)	Base Cost		
		528	14,135	8,481

Water/Sewer	Public Sewer			
		1	1,006	604
	Water Well, 100 Feet	1	4,280	2,568

Built-Ins	Appliance Allow.			
		1	1,467	880

Fireplaces	Exterior 1 Story			
		1	4,331	2,599

Local Cost Items	SANITARY SEWER				
		1	0	0	*93% Good

Totals: 101,144 60,687

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 78,893

2019 Est. T.C.V. 009-010-028-00 = 111,962

Est. TCV/Total Floor Area = 139.95

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,600	54,600	54,600	45,755	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	0	1,098	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,000	56,000	56,000	46,853	46,853	0	

009-010-029-00                      2019 Est. T.C.V.                      SMITH KIRK A & SHERYL L  
 Property Class: 401                      8798 W PETERSON POINT RD  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$650	50.00	154.00	1.0000	1.0000	650	100		32,500
50 Actual Front Feet, 0.18 Total Acres                      Total Est. Land Value =								32,500

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	4.92	143	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 1S                      Cls CD                      Blt 1940

(11) Heating System: No Heating/Cooling  
 Ground Area = 576 SF                      Floor Area = 576 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	Slab	576		
			Total:	51,434	30,860

## Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	560		

Deck					
Treated Wood	466	5,345	3,207		

## Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      352                      10,761                      6,457

## Water/Sewer

Public Sewer	1	1,006	604
Water Well, 100 Feet	1	4,280	2,568

## Built-Ins

Appliance Allow.	1	1,467	880
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## Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals:                      75,226                      45,136

## Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV:                      58,677

2019 Est. T.C.V. 009-010-029-00                      =                      92,127

Est. TCV/Total Floor Area = 159.94, Most recent sale 08/25/2016 for 77,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
45,100	45,100	45,100	44,177	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	1,060	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,100	46,100	46,100	45,237	45,237	0

009-010-030-00                      2019 Est. T.C.V.                      HAWLEY GALE E & DENISE L  
 Property Class: 401                      8788 W PETERSON POINT RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$650	50.00	153.00	1.0000	1.0000	650	100		32,500
50 Actual Front Feet, 0.18 Total Acres                      Total Est. Land Value =								32,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	10.83	28	50	151
D/W/P: 3.5 Concrete	4.68	42	50	98
Total Estimated Land Improvements True Cash Value =				249

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls CD                      Blt 1962

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 824 SF                      Floor Area = 824 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	Slab	824		
Total:				73,340	44,003

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	560		
Deck					
Treated Wood	560	6,031	3,619		
Water/Sewer					
Public Sewer	1	1,006	604		
Water Well, 100 Feet	1	4,280	2,568		
Built-Ins					
Appliance Allow.	1	1,467	880		
Local Cost Items					
SANITARY SEWER	1	0	0		*94% Good
Totals:				87,057	52,234

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV:                      67,904

2019 Est. T.C.V. 009-010-030-00		=		100,653	
Est. TCV/Total Floor Area = 122.15, Most recent sale 11/16/2015 for 96,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
50,100	50,100	50,100	48,803	2.40	
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	1,171	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
50,300	50,300	50,300	49,974	49,974	0



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2019	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-100	0	0	486	0
2019 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	21,400	21,400	21,400	20,736	20,736	0

009-010-032-00                      2019 Est. T.C.V.                      THOMPSON DARRELL & THERESA  
 Property Class: 401                      W PETERSON POINT RD  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	186.00	398.13	1.0000	1.0000	50	100		9,300
186 Actual Front Feet, 1.70 Total Acres                      Total Est. Land Value =								9,300

Cost Est. for Res. Bldg: 1 Single Family GRG                      Cls C                      Blt 1978

(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: C Exterior: Pole (Unfinished)					
Base Cost			864	16,969	11,030
Totals:				16,969	11,030

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      9,706

2019 Est. T.C.V. 009-010-032-00	=	19,006			
Est. TCV/Total Floor Area = 0.00, Most recent sale 07/29/2005 for 26,800					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
9,000	9,000	9,000	6,717	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	161	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,500	9,500	9,500	6,878	6,878	0

009-010-033-00                      2019 Est. T.C.V.                      HEREAU JOSEPH TRUST  
 Property Class: 401                      8780 W PETERSON POINT RD  
 Map #:                      LAKE TOWNSHIP                      ,

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$650	50.00	154.00	1.0000	1.0000	650	100		32,500
50 Actual Front Feet, 0.18 Total Acres                      Total Est. Land Value =								32,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	32.57	80	0	0
D/W/P: 3.5 Concrete	5.00	128	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

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

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 592 SF      Floor Area = 592 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	592		
			Total:	66,074	52,861

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,120	896		
Water/Sewer					
Public Sewer	1	1,134	907		
Water Well, 100 Feet	1	4,407	3,526		
Built-Ins					
Appliance Allow.	1	2,099	1,679		
Fireplaces					
Direct-Vented Gas	1	2,293	1,834		
Local Cost Items					
SANITARY SEWER	1	0	0		*95% Good
Totals:				77,127	61,703

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV: 77,129

2019 Est. T.C.V. 009-010-033-00 = 111,529

Est. TCV/Total Floor Area = 188.39, Most recent sale 07/27/2015 for 130,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
56,900	56,900	56,900	56,461	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,100	0	0	0	-661	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,800	55,800	55,800	57,816	55,800	0	



009-010-034-00	2019 Est. T.C.V.	KARASH CHESTER & RUTH
Property Class: 401		8590 W PETERSON POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$650	92.00	189.39	0.8610	1.0000	650	100		51,491
92 Actual Front Feet, 0.40 Total Acres								Total Est. Land Value = 51,491

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	130	71	405
Total Estimated Land Improvements True Cash Value =				405

Cost Est. for Res. Bldg: 1	Single Family	GRG		Cls CD	Blt 1975
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(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: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		884		20,597	13,388
Totals:				20,597	13,388

## Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV:	17,404
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2019 Est. T.C.V. 009-010-034-00	=	69,300
Est. TCV/Total Floor Area = 0.00, Most recent sale 08/01/2002 for 237,000		
2018 Assessed	MBOR	S.E.V.
40,500	40,500	40,500
		Base for Cap
		C.P.I.
		40,500
		2.40
2019	New	Eq. Adjustment
		Loss
		0
		0
		0
		-5,800
2019 Assessed	MBOR	S.E.V.
34,700	34,700	34,700
		Capped
		->Taxable<-
		34,700
		PRE/MBT
		34,700

009-010-034-80	2019 Est. T.C.V.	KARASH CHESTER & RUTH
Property Class: 401		8590 W PETERSON POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 700/FF	80.00	190.57	1.0000	1.0000	700	100		56,000
80 Actual Front Feet, 0.35 Total Acres								Total Est. Land Value = 56,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	4.92	287	0	0
D/W/P: 4in Concrete	4.92	342	0	0
D/W/P: 4in Concrete	4.92	72	0	0
Wood Frame	21.80	80	50	872
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 =				3,247

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1120 SF Floor Area = 1120 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	1,120		
			Total:	118,159	76,803

## Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,639	1,065	
Plumbing				
Average Fixture(s)	1	933	606	
Porches				
CGEP (1 Story)	90	4,787	3,112	
WCP (1 Story)	304	6,749	4,387	
CCP (1 Story)	40	881	573	
Deck				
Treated Wood	25	879	571	
Treated Wood	70	1,569	1,020	
Treated Wood	16	543	353	
Water/Sewer				
Public Sewer	1	1,006	654	
Water Well, 100 Feet	1	4,280	2,782	
Built-Ins				
Appliance Allow.	1	1,467	954	
Fireplaces				
Interior 1 Story	1	3,567	2,319	
Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
		Totals:	146,459	95,199

## Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 =&gt; TCv: 123,759

2019 Est. T.C.V. 009-010-034-80	=	183,006			
Est. TCv/Total Floor Area = 163.40					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
87,600	87,600	87,600	65,880	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	1,581	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
91,500	91,500	91,500	67,461	67,461	67,461

009-010-035-00                      2019 Est. T.C.V.                      KRAFVE LOIS A LIVING TRUST  
 Property Class: 401                      8566 W PETERSON POINT RD  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 700/FF	171.00	162.00	1.0000	1.0000	700	100		119,700
171 Actual Front Feet, 0.64 Total Acres                      Total Est. Land Value =								119,700

## 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 5 Blt 2004

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1748 SF    Floor Area = 1748 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	1,748		
			Total:	205,763	185,185

## Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,748	
Plumbing				
Average Fixture(s)	1	1,120	1,008	
3 Fixture Bath	1	3,525	3,172	
2 Fixture Bath	1	2,359	2,123	
Deck				
Treated Wood	304	4,131	3,924	*95% Good
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	884	25,503	22,953	
Common Wall: 1 Wall	1	-2,038	-1,834	
Door Opener	3	1,244	1,120	
Water/Sewer				
Public Sewer	1	1,134	1,021	
Water Well, 100 Feet	1	4,407	3,966	
Built-Ins				
Appliance Allow.	1	2,099	1,889	
Porches				
WCP (1 Story)	24	1,374	1,237	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
			Totals:	227,512

## Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV:                      284,390

2019 Est. T.C.V. 009-010-035-00				=	406,465
Est. TCV/Total Floor Area = 232.53, Most recent sale 02/01/2001 for 62,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
191,800	191,800	191,800	143,185	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,400	0	0	3,436	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
203,200	203,200	203,200	146,621	146,621	146,621

009-010-036-00	2019 Est. T.C.V.	DEVOS PATRICIA EL AL J/T
Property Class: 401		8538 W PETERSON POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP G \$750	125.00	348.48	1.0000	1.0000	750	100		93,750
125 Actual Front Feet, 1.00 Total Acres								Total Est. Land Value = 93,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.35	1800	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 Blt 1975

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1080 SF Floor Area = 1080 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	1,080		
			Total:	123,482	80,263

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,262
Plumbing			
Average Fixture(s)	1	1,120	728
2 Fixture Bath	1	2,359	1,533
Deck			
Treated Wood	160	2,714	1,764
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	660	18,652	12,124
Storage Over Garage	440	4,589	2,983
Door Opener	2	830	539
Water/Sewer			
Public Sewer	1	1,134	737
Water Well, 100 Feet	1	4,407	2,865
Built-Ins			
Appliance Allow.	1	2,099	1,364
Fireplaces			
Interior 1 Story	1	4,051	2,633
Local Cost Items			
SANITARY SEWER	1	0	0 *88% Good
Recreation Room	320	4,694	2,347
Totals:			172,073 111,142

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 144,485

2019 Est. T.C.V. 009-010-036-00							=	240,610
Est. TCV/Total Floor Area = 222.79								
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
131,600	131,600	131,600	107,620	2.40				
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses				
0	-11,300	0	2,582	0				
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
120,300	120,300	120,300	110,202	110,202	110,202			

009-010-037-00	2019 Est. T.C.V.	RANDAZZO MICHAEL & WIZNER
Property Class: 401		8630 W PETERSON POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 700/FF	180.00	307.00	1.0000	1.0000	700	100		126,000
180 Actual Front Feet, 1.27 Total Acres								Total Est. Land Value = 126,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	180	0	0
Wood Frame	21.88	100	50	1,094
Wood Frame	18.02	288	50	2,595

## 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 =				4,639

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1973

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1310 SF Floor Area = 1420 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	1,310		
1 Story	Siding	Overhang	110		
			Total:	148,421	96,472

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,120	728
3 Fixture Bath	1	3,525	2,291

## Porches

CCP (1 Story)	40	957	622
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## Garages

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

Base Cost	528	17,757	11,542
Common Wall: 1 Wall	1	-2,038	-1,325

## Water/Sewer

Public Sewer	1	1,134	737
Water Well, 100 Feet	1	4,407	2,865

## Built-Ins

Appliance Allow.	1	2,099	1,364
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## Fireplaces

Interior 1 Story	1	4,051	2,633
Two Sided	1	5,809	3,776
Exterior 1 Story	1	4,942	3,212

## Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals:	192,184	124,917
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Notes: LOFT

ECF (410- SAPPHIRE LAKE AREA) 1.300 =&gt; TCV: 162,392

2019 Est. T.C.V. 009-010-037-00				=	293,031
Est. TCV/Total Floor Area = 206.36,	Most recent sale 10/01/2002 for 231,500				
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
143,500	143,500	143,500	122,230	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	2,933	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
146,500	146,500	146,500	125,163	125,163	125,163

009-010-037-60	2019 Est. T.C.V.	KOLTAK SHARON TRUST
Property Class: 401		8660 W PETERSON POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 700/FF	125.00	268.33	1.0000	1.0000	700	100		87,500
125 Actual Front Feet, 0.77 Total Acres								Total Est. Land Value = 87,500

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.35	2000	0	0
D/W/P: 4in Concrete	5.29	300	0	0
Wood Frame	20.23	152	94	2,890

## 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 =				5,265

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 10 Blt 2004

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

Ground Area = 1419 SF Floor Area = 1419 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	Cedar Logs	Basement	1,419		
			Total:	185,986	165,524

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,120	997
2 Fixture Bath	1	2,359	2,100

## Porches

WCP (1 Story)	52	2,403	2,139
WCP (1 Story)	430	10,664	9,491
CCP (1 Story)	192	3,853	3,429
WCP (1 Story)	41	2,095	1,865

## Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	768	15,567	13,855
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## Water/Sewer

Public Sewer	1	1,134	1,009
Water Well, 100 Feet	1	4,407	3,922

## Built-Ins

Appliance Allow.	1	2,099	1,868
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## Fireplaces

Exterior 1 Story	1	4,942	4,398
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## Local Cost Items

SANITARY SEWER	1	0	0	*86% Good
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Totals: 236,629 210,597

## Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCv: 263,246

2019 Est. T.C.V. 009-010-037-60	=	356,011			
Est. TCv/Total Floor Area = 250.89, Most recent sale 01/31/2011 for 259,900					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
184,100	184,100	184,100	133,091	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-6,100	0	0	3,194	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
178,000	178,000	178,000	136,285	136,285	0

009-010-037-95	2019 Est. T.C.V.	DERUITER DONALD & KAREN J TRUST
Property Class: 402		W PETERSON POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	211.00	45.00	1.0000	1.0000	50	100		10,550
211 Actual Front Feet, 0.22 Total Acres								Total Est. Land Value = 10,550

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 Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	16.03	288	50	2,308
Total Estimated Land Improvements True Cash Value =				2,308

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 2019 Est. T.C.V. 009-010-037-95 = 12,858

Est. TCV/Total Floor Area = 9.06

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
5,300	5,300	5,300	2,298	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	55	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,400	6,400	6,400	2,353	2,353	0

009-010-038-00	2019 Est. T.C.V.	MCCREERY ROBERT L TRUST
Property Class: 401		8670 W PETERSON POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 700/FF	152.00	214.93	1.0000	1.0000	700	100		106,400
152 Actual Front Feet, 0.75 Total Acres								Total Est. Land Value = 106,400

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	242	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 5 Blt 1981

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1012 SF Floor Area = 1518 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,012		
			Total:	153,517	112,066

## Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,418		
Plumbing					
Average Fixture(s)	1	1,120	818		
3 Fixture Bath	1	3,525	2,573		
Porches					
WPP	648	8,204	5,989		
Deck					
Treated Wood	127	2,332	1,702		
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	780	23,228	16,956		
Door Opener	2	830	606		
Water/Sewer					
Public Sewer	1	1,134	828		
Water Well, 100 Feet	1	4,407	3,217		
Built-Ins					
Appliance Allow.	1	2,099	1,532		
Fireplaces					
Interior 2 Story	1	5,044	3,682		
Local Cost Items					
SANITARY SEWER	1	0	0	*94% Good	
Totals:				207,382	151,387

## Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.250 =&gt; TCV: 189,234

2019 Est. T.C.V. 009-010-038-00	=	298,009			
Est. TCV/Total Floor Area = 196.32, Most recent sale 08/25/2006 for 280,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
146,600	146,600	146,600	117,519	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	2,820	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
149,000	149,000	149,000	120,339	120,339	0



009-010-039-00	2019 Est. T.C.V.	ADAMS ALAN
Property Class: 402		X W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP J 250	147.00	444.49	0.7516	1.0000	250	100		27,620
147 Actual Front Feet, 1.50 Total Acres Total Est. Land Value =								27,620

2019 Est. T.C.V. 009-010-039-00 = 27,620

Est. TCV/Total Floor Area = 18.19

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,800	13,800	13,800	13,800	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	
13,800	13,800	13,800	14,131	13,800	0	

009-010-039-30 2019 Est. T.C.V. FLINT CHARLES & TERI A  
 Property Class: 401 8452 W JENNINGS RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NON SUB LK FRNT	100.00	757.20	1.0000	1.0000	750	100		75,000
GROUP J 250	156.00	757.20	0.6189	1.0000	250	100		24,138
256 Actual Front Feet, 4.45 Total Acres Total Est. Land Value =								99,138

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	5300	0	0
D/W/P: Asphalt Paving	2.35	2630	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	95	9,500
Total Estimated Land Improvements True Cash Value =				9,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1962

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1884 SF Floor Area = 1884 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	1,260		
1 Story	Siding	Slab	624		
			Total:	210,597	136,856

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,120	728
3 Fixture Bath	1	3,525	2,291

## Garages

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

Common Wall: 1 Wall	1	-2,038	-1,325
Base Cost	1120	30,184	19,620

Class: C Exterior: Pole (Unfinished)

Base Cost	2000	36,620	23,803
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## Water/Sewer

Public Sewer	1	1,134	737
Water Well, 100 Feet	1	4,407	2,865

## Built-Ins

Appliance Allow.	1	2,099	1,364
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## Fireplaces

Interior 1 Story	1	4,051	2,633
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## Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT)	480	1,925	1,367	*71% Good
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## Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Recreation Room	1118	16,401	10,661
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Totals: 310,025 201,600

## Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 262,080

2019 Est. T.C.V. 009-010-039-30 = 370,718

Est. TCV/Total Floor Area = 196.77, Most recent sale 07/01/1998 for 410,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
179,300	179,300	179,300	161,972	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,100	0	3,887	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
185,400	185,400	185,400	165,859	165,859	165,859	

009-010-040-00                      2019 Est. T.C.V.                      ROSS VICTOR D  
 Property Class: 401                      X W JENNINGS RD ISLE  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	100.00	1200.08	0.7846	1.0000	500	100		39,229
100 Actual Front Feet, 2.75 Total Acres                      Total Est. Land Value =								39,229

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
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 LOG                      Cls D                      Blt 1948

(11) Heating System: Space Heater  
 Ground Area = 616 SF                      Floor Area = 616 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	Crawl Space	616		
			Total:	54,185	32,511

Other Additions/Adjustments

Plumbing  
 Average Fixture(s)                      1                      778                      467

Deck  
 Treated Wood                      220                      3,201                      1,921  
 Treated Wood                      220                      3,201                      1,921  
 Pine w/Roof (Deck Portion)                      34                      848                      509  
 Pine w/Roof (Roof portion)                      34                      469                      281

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      384                      9,765                      5,859  
 No Concrete Floor                      384                      -1,624                      -974

Water/Sewer

Public Sewer                      1                      892                      535  
 Water Well, 100 Feet                      1                      4,178                      2,507

Built-Ins

Appliance Allow.                      1                      1,243                      746

Local Cost Items

SANITARY SEWER                      1                      0                      0                      \*94% Good

Totals:                      77,136                      46,283

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV:                      60,168

2019 Est. T.C.V. 009-010-040-00                      =                      104,147

Est. TCV/Total Floor Area = 169.07

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
44,600	44,600	44,600	33,527	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,500	0	0	804	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,100	52,100	52,100	34,331	34,331	0	

009-011-001-00                      2019 Est. T.C.V.                      ROLKA STEVEN R  
 Property Class: 402                      S DICKERSON 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	80.00	0.00	1.0000	1.0000	100	100		8,000
Residentia 8 - 17 @\$2000			31.12 Acres		2000	100		62,240
80 Actual Front Feet, 31.12 Total Acres                      Total Est. Land Value =								70,240

2019 Est. T.C.V. 009-011-001-00                      =                      70,240

Est. TCV/Total Floor Area = 114.03

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,100	35,100	35,100	26,798	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	643	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,100	35,100	35,100	27,441	27,441	0	

009-011-001-80 2019 Est. T.C.V. KING DAVID W & FRANCES E  
 Property Class: 401 1685 S DICKERSON RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	100.00	544.50	0.8123	1.0000	1500	100		121,838
100 Actual Front Feet, 1.25 Total Acres Total Est. Land Value =								121,838

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	2200	0	0
D/W/P: 4in Ren. Conc.	6.21	160	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 1.75S Cls C 10 Blt 1996

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1703 SF Floor Area = 2825 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	928		
1.25 Story	Siding	Basement	775		
Total:				289,735	246,271

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	952
3 Fixture Bath	1	3,525	2,996
2 Fixture Bath	1	2,359	2,005

Porches

WPP	505	6,424	5,460
WCP (1 Story)	208	6,242	5,306
WCP (1 Story)	128	4,412	3,750
CPP	100	1,534	1,304

Balcony

Wood Balcony	71	2,195	1,866
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	644	20,363	17,309	
Common Wall: 2 Wall	1	-4,076	-3,465	
Door Opener	1	415	353	
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	1563	42,123	35,805	

Water/Sewer

Public Sewer	1	1,134	964
Water Well, 100 Feet	1	4,407	3,746

Built-Ins

Appliance Allow.	1	2,099	1,784
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Local Cost Items

SANITARY SEWER	1	0	0	*86% Good
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Totals: 384,011 326,406

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 424,328

2019 Est. T.C.V. 009-011-001-80 = 550,916

Est. TCV/Total Floor Area = 195.01, Most recent sale 07/23/2010 for 335,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
253,600	253,600	253,600	235,294	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,900	0	0	5,647	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
275,500	275,500	275,500	240,941	240,941	240,941	

009-011-001-85                      2019 Est. T.C.V.                      ARDELEAN GEROGE W & BETTY JANE  
 Property Class: 401                      1679 S DICKERSON RD  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	100.00	450.00	0.8123	1.0000	1500	100		121,838
100 Actual Front Feet, 1.03 Total Acres                      Total Est. Land Value =								121,838

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	784	0	0
D/W/P: 4in Concrete	5.29	1000	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 1995

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 2130 SF    Floor Area = 2130 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	2,130		
			Total:	210,012	178,500

Other Additions/Adjustments

Exterior					
Brick Veneer		448	5,842	4,966	
Basement, Outside Entrance, Below Grade		1	1,942	1,651	
Plumbing					
Average Fixture(s)		1	1,120	952	
3 Fixture Bath		1	3,525	2,996	
Deck					
Treated Wood		330	4,366	3,711	
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	
Water/Sewer					
Public Sewer		1	1,134	964	
Water Well, 100 Feet		1	4,407	3,746	
Built-Ins					
Appliance Allow.		1	2,099	1,784	
Fireplaces					
Interior 1 Story		1	4,051	3,443	
Local Cost Items					
SANITARY SEWER		1	0	0	*86% Good
			Totals:	255,284	216,981

Notes: PARTIAL BICK SIDING

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCv: 282,075

2019 Est. T.C.V. 009-011-001-85	=	406,288			
Est. TCv/Total Floor Area = 190.75, Most recent sale 06/01/1995 for 98,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
194,100	194,100	194,100	176,558	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,000	0	4,237	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
203,100	203,100	203,100	180,795	180,795	0

009-011-001-90	2019 Est. T.C.V.	LC COTTAGE PROPERTIES LLC
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1200/FF	20.00	260.00	1.0000	1.0000	1200	100		24,000
20 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 24,000

2019 Est. T.C.V. 009-011-001-90 = 24,000

Est. TCV/Total Floor Area = 11.27, Most recent sale 06/10/2004 for 0

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
12,000	12,000	12,000	12,000	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		
12,000	12,000	12,000	12,288	12,000	0		

009-011-001-91                      2019 Est. T.C.V.                      DAVENPORT CHRISTINE M  
 Property Class: 401                      1669 S DICKERSON RD  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	90.00	593.00	0.8383	1.0000	1500	100		113,175
90 Actual Front Feet, 1.23 Total Acres							Total Est. Land Value =	113,175

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.76	564	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 2S                      Cls BC                      Blt 1999

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2061 SF    Floor Area = 3607 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding/Brick	Basement	2,061		
			Total:	410,382	328,307

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	2,182
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Plumbing

Average Fixture(s)	1	1,649	1,319
3 Fixture Bath	2	10,369	8,295

Porches

CCP (1 Story)	112	3,037	2,430
WGEP (1 Story)	192	13,853	11,082

Garages

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

Base Cost	992	42,944	34,355
Common Wall: 1 Wall	1	-2,365	-1,892
Door Opener	3	1,555	1,244

Water/Sewer

Public Sewer	1	1,452	1,162
Water Well, 100 Feet	1	4,739	3,791

Built-Ins

Appliance Allow.	1	3,016	2,413
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Fireplaces

Interior 2 Story	1	6,445	5,156
2nd on Same Stack	1	4,102	3,282

Deck

Composite	564	6,898	5,518
Composite	48	1,398	1,118

Local Cost Items

SANITARY SEWER	1	0	0	*89% Good
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Recreation Room	1500	31,110	15,555
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Totals:                      543,311                      425,317

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCv:                      552,912

2019 Est. T.C.V. 009-011-001-91                      =                      670,837

Est. TCv/Total Floor Area = 185.98

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
293,100	293,100	293,100	257,832	2.40

2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	42,300	0	6,187	0

2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-011-001-91

Page: 2



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335,400	335,400	335,400	264,019	264,019	0
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009-011-001-93	2019 Est. T.C.V.	DAVENPORT CHRISTINE M
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	90.00	595.32	0.8383	1.0000	1500	100		113,175
90 Actual Front Feet, 1.23 Total Acres							Total Est. Land Value =	113,175

2019 Est. T.C.V. 009-011-001-93 = 113,175

Est. TCV/Total Floor Area = 31.38

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
56,600	56,600	56,600	53,569	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	1,285	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
56,600	56,600	56,600	54,854	54,854	0		

009-011-001-94                      2019 Est. T.C.V.                      JANET MARK & SHEREE  
 Property Class: 401                      1717 S DICKERSON 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
68 Actual Front Feet, 0.34 Total Acres                      Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.06	138	94	2,732
Total Estimated Land Improvements True Cash Value =				2,732

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1629 SF                      Floor Area = 1629 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	Block	Slab	1,095		
1 Story	Siding	Crawl Space	534		
			Total:	155,237	116,425

Other Additions/Adjustments

Plumbing  
 Average Fixture(s)                      1                      1,119                      839

Porches  
 WPP                      420                      5,351                      4,013

Garages  
 Class: C Exterior: Pole (Unfinished)  
 Base Cost                      839                      16,587                      12,440

Water/Sewer  
 Public Sewer                      1                      1,155                      866  
 Water Well, 100 Feet                      1                      4,490                      3,367

Built-Ins  
 Appliance Allow.                      1                      2,138                      1,603

Local Cost Items  
 SANITARY SEWER                      1                      0                      0                      \*86% Good

Totals:                      186,077                      139,553

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      122,807

Cost Est. for Res. Bldg: 2 Single Family 1S                      Cls D-10                      Blt 0

(11) Heating System: No Heating/Cooling  
 Ground Area = 383 SF                      Floor Area = 383 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=50/100/100/100/50

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	383		
			Total:	31,476	15,739

Other Additions/Adjustments

Plumbing  
 3 Fixture Bath                      1                      -2,463                      -1,231

Totals:                      29,013                      14,508

Notes: FORMERLY 1 ROOM LOG CABIN

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      12,767

2019 Est. T.C.V. 009-011-001-94                      =                      143,306

Est. TCV/Total Floor Area = 71.23, Most recent sale 10/28/2010 for 34,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
61,300	61,300	61,300	50,856	2.40

Parcel Number: 009-011-001-94

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2019	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	10,400	0	0	1,220	0
2019 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	71,700	71,700	71,700	52,076	52,076	52,076

009-011-001-95                      2019 Est. T.C.V.                      GAFFNEY SUZANNE  
 Property Class: 401                      1675 S DICKERSON 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
70 Actual Front Feet, 0.31 Total Acres                      Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	4.60	302	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 1S                      Cls D 10 Blt 2015

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 2339 SF    Floor Area = 2339 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,339		
			Total:	181,935	172,815

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	739
3 Fixture Bath	2	4,925	4,679

Porches

CCP (1 Story)	82	1,505	1,430
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Garages

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

Base Cost	806	23,164	22,006
Common Wall: 2 Wall	1	-3,506	-3,331

Water/Sewer

Public Sewer	1	892	847
Water Well, 200 Feet	1	7,592	7,212

Built-Ins

Appliance Allow.	1	1,243	1,181
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Totals:                      218,528                      207,578

Notes: ADAPTIVE HOME SIZE IS ATYPICAL TO RURAL HOME MEDIAN SQUARE FEET

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      182,669

2019 Est. T.C.V. 009-011-001-95                      =                      188,619

Est. TCV/Total Floor Area = 80.64, Most recent sale 12/01/1996 for 55,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
78,000	78,000	78,000	77,289	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,300	0	0	1,854	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,300	94,300	94,300	79,143	79,143	79,143	

009-011-001-96                      2019 Est. T.C.V.                      DAVENPORT CHRISTINE M  
 Property Class: 402                      S DICKERSON RD  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	85.00	207.00	0.8528	1.0000	1500	100	EASEMENT	108,737
85 Actual Front Feet, 0.40 Total Acres                      Total Est. Land Value =								108,737

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
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

2019 Est. T.C.V. 009-011-001-96                      =                      113,487

Est. TCV/Total Floor Area = 48.52, Most recent sale 11/01/2002 for 190,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
56,700	56,700	56,700	53,671	2.40		
2019	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	1,288	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,700	56,700	56,700	54,959	54,959		0

009-011-001-97	2019 Est. T.C.V.	DAVENPORT CHRISTINE M
Property Class: 401		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	100.00	55.00	1.0000	1.0000	50	100		5,000
100 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 5,000

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2019 Est. T.C.V. 009-011-001-97 = 5,000

Est. TCV/Total Floor Area = 2.14

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	

009-011-001-98                      2019 Est. T.C.V.                      LC COTTAGE PROPERTIES LLC  
 Property Class: 401                                                                1667 S DICKERSON RD A & B  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	65.00	268.06	0.9243	1.0000	1500	100		90,120
65 Actual Front Feet, 0.40 Total Acres                      Total Est. Land Value =								90,120

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	600	0	0
D/W/P: 3.5 Concrete	4.39	238	0	0
Wood Frame	17.76	96	94	1,603

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 =				6,353

Cost Est. for Res. Bldg: 1 Duplex 1S                      Cls CD                      Blt 0

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 592 SF                      Floor Area = 592 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	Slab	592		
Total:				99,148	27,266

Other Additions/Adjustments

Plumbing

Average Fixture(s)	2	1,866	1,026
3 Fixture Bath	1	2,929	1,611

Water/Sewer

Public Sewer	1	1,006	553
Water Well, 50 Feet	1	1,962	1,079

Built-Ins

Appliance Allow.	2	2,935	1,614
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Local Cost Items

SANITARY SEWER	1	0	0	*88% Good
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Totals:                      120,544                      66,298

Notes: A/C ON A ONLY

ECF (403 - LAKE MISSAUKEE AREA RES) 0.700 => TCV:                      46,409

2019 Est. T.C.V. 009-011-001-98                      =                      142,882

Est. TCV/Total Floor Area = 120.68, Most recent sale 06/12/2006 for 210,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
68,300	68,300	68,300	61,597	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,100	0	1,478	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
71,400	71,400	71,400	63,075	63,075	0	



009-011-001-99	2019 Est. T.C.V.	ADLER KELLY M
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*                      IRR SHAPE/ACCESS POINT

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

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2019 Est. T.C.V. 009-011-001-99	=	5,000			
Est. TCV/Total Floor Area =	4.22				
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2,500	2,500	2,500	333	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
2,500	2,500	2,500	340	340	0

009-011-002-00                      2019 Est. T.C.V.                      ANDREWS DAVID L TRUST  
 Property Class: 401                      1661 S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	85.67	252.00	0.8508	1.0000	1500	100		109,333
113 Actual Front Feet, 0.42 Total Acres                      Total Est. Land Value =								109,333

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	32.57	338	0	0
D/W/P: 4in Ren. Conc.	6.21	1400	0	0
Wood Frame	24.51	80	71	1,392

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	2	95	4,750
Total Estimated Land Improvements True Cash Value =				6,142

Cost Est. for Res. Bldg: 1 Single Family 1.25S                      Cls C 5 Blt 1977

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 864 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
1.25 Story	Siding	Basement	864		
			Total:	120,908	84,634

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade                      1                      1,942                      1,359

Plumbing

Average Fixture(s)                      1                      1,120                      784  
 2 Fixture Bath                      1                      2,359                      1,651

Porches

WPP                      590                      7,487                      5,241  
 WPP                      150                      2,925                      2,047

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      520                      17,576                      12,303  
 Storage Over Garage                      350                      3,651                      2,556  
 Door Opener                      1                      415                      290

Water/Sewer

Public Sewer                      1                      1,134                      794  
 Water Well, 100 Feet                      1                      4,407                      3,085

Built-Ins

Appliance Allow.                      1                      2,099                      1,469

Fireplaces

Exterior 2 Story                      1                      6,089                      4,262  
 Wood Stove                      1                      1,936                      1,355

Local Cost Items

SANITARY SEWER                      1                      0                      0                      \*84% Good

Recreation Room                      434                      6,367                      4,457

Totals:                      180,415                      126,287

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      164,173

2019 Est. T.C.V. 009-011-002-00                      =                      279,648

Est. TCV/Total Floor Area = 258.93, Most recent sale 01/28/2005 for 319,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
136,800	136,800	136,800	116,793	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	0	2,803	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
139,800	139,800	139,800	119,596	119,596	119,596	

009-011-003-00	2019 Est. T.C.V.	STEBNER MARK & BEVERLY
Property Class: 401		1665 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 1300/FF	96.43	213.12	0.8769	1.0000	1300	100		109,931
124 Actual Front Feet, 0.41 Total Acres					Total Est. Land Value =			109,931

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Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	880	71	3,124
Total Estimated Land Improvements True Cash Value =				3,124

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Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1973

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1312 SF Floor Area = 1312 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	1,312		
			Total:	138,627	97,045

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,359	
<b>Plumbing</b>				
Average Fixture(s)	1	1,120	784	
2 Fixture Bath	1	2,359	1,651	
<b>Porches</b>				
CCP (1 Story)	288	5,409	3,786	
<b>Deck</b>				
Treated Wood	400	4,948	3,464	
<b>Garages</b>				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	572	16,828	11,780	
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Basement Garage: 1 Car	1	1,972	1,380	
<b>Water/Sewer</b>				
Public Sewer	1	1,134	794	
Water Well, 100 Feet	1	4,407	3,085	
<b>Built-Ins</b>				
Appliance Allow.	1	2,099	1,469	
<b>Fireplaces</b>				
Interior 1 Story	1	4,051	2,836	
<b>Local Cost Items</b>				
SANITARY SEWER	1	0	0	*84% Good
Recreation Room	600	8,802	4,401	
		Totals:	193,698	133,834

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 173,984

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2019 Est. T.C.V. 009-011-003-00	=	287,039			
Est. TCV/Total Floor Area = 218.78, Most recent sale 12/26/2007 for 0					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
141,000	141,000	141,000	131,554	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	3,157	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
143,500	143,500	143,500	134,711	134,711	134,711

009-011-004-00 2019 Est. T.C.V. VANHAITSMA DANIEL J & LINDA S  
 Property Class: 401 7880 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
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
152 Actual Front Feet, 0.64 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.02	672	0	0
Wood Frame	14.73	216	50	1,591
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				3,491

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 904 SF Floor Area = 904 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	Crawl Space	904		
			Total:	76,069	45,641

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	467		
Water/Sewer					
1000 Gal Septic	1	3,235	1,941		
Water Well, 100 Feet	1	4,178	2,507		
Porches					
CGEP (1 Story)	416	13,578	8,147		
Deck					
Treated Wood	480	5,323	3,194		
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	720	15,430	13,270	*86% Good	
Built-Ins					
Appliance Allow.	1	1,243	746		
Totals:				119,834	75,913

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 66,803

2019 Est. T.C.V. 009-011-004-00 = 78,294

Est. TCV/Total Floor Area = 86.61

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,000	34,000	34,000	24,530	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,100	0	588	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,100	39,100	39,100	25,118	25,118	0	

009-011-005-00	2019 Est. T.C.V.	ZWOLAK EUGENE J & KATHRYN P
Property Class: 401		1723 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 1300/FF	150.00	125.00	0.8027	1.0000	1300	100		156,535
150 Actual Front Feet, 0.43 Total Acres Total Est. Land Value =								156,535

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	33.18	384	0	0
D/W/P: 3.5 Concrete	5.09	755	0	0
Wood Frame	27.12	64	94	1,632
Wood Frame	22.83	96	94	2,060

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	5	97	4,850
Total Estimated Land Improvements True Cash Value =				8,542

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 2443 SF Floor Area = 2443 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	Slab	1,500		
1 Story	Siding	Crawl Space	943		
Total:				220,138	143,090

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,121	729
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Porches

CGEP (1 Story)	219	10,089	6,558
CGEP (1 Story)	4032	158,216	102,840

Deck

Treated Wood	64	1,539	1,000
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Garages

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

Base Cost	626	17,954	11,670
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Water/Sewer

Public Sewer	1	1,155	751
Water Well, 100 Feet	1	4,490	2,918

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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Local Cost Items

SANITARY SEWER	1	0	0	*90% Good
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Totals: 421,875 274,219

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCv: 356,485

2019 Est. T.C.V. 009-011-005-00			=	521,562
Est. TCv/Total Floor Area = 213.49				
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
248,000	248,000	248,000	156,994	2.40
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,800	0	3,767	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
260,800	260,800	260,800	160,761	160,761

009-011-006-00 2019 Est. T.C.V. ROLKA STEVEN R  
 Property Class: 401 1729 S DICKERSON RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	100.00	125.00	0.8123	1.0000	1500	100		121,838
100 Actual Front Feet, 0.29 Total Acres Total Est. Land Value =								121,838

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 C -5 Blt 1971

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 816 SF Floor Area = 816 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	816		
			Total:	92,258	59,056

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,243
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Plumbing

Average Fixture(s)	1	1,120	717
2 Fixture Bath	1	2,359	1,510

Porches

WPP	256	3,779	2,419
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Garages

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

Base Cost	576	18,824	12,047
Door Opener	1	415	266

Water/Sewer

Public Sewer	1	1,134	726
Water Well, 100 Feet	1	4,407	2,820

Built-Ins

Appliance Allow.	1	2,099	1,343
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Fireplaces

Exterior 1 Story	1	4,942	3,163
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
Recreation Room	400	5,868	2,934	
Totals:			139,147	88,244

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 114,717

2019 Est. T.C.V. 009-011-006-00 = 237,505

Est. TCV/Total Floor Area = 291.06

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
117,200	117,200	117,200	82,548	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,600	0	0	1,981	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
118,800	118,800	118,800	84,529	84,529	0	

009-011-007-00                      2019 Est. T.C.V.                      GRANADOS JESUS PONCE  
 Property Class: 401                      7640 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 18	-29	@\$2000	29.49	Acres	2000	100		58,980
29.49 Total Acres                      Total Est. Land Value =								58,980

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	14.00	100	66	924
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 =				3,299

Cost Est. for Res. Bldg: 1 Single Family 1.75S                      Cls C -5 Blt 1973

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1232 SF    Floor Area = 1778 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Slab	728		
1 Story	Siding	Slab	504		
Total:				145,889	102,134

Other Additions/Adjustments

Plumbing  
 Average Fixture(s)                      1                      1,120                      784

Water/Sewer  
 1000 Gal Septic                      1                      3,691                      2,584  
 Water Well, 100 Feet                      1                      4,407                      3,085

Porches  
 CGEP (1 Story)                      240                      10,766                      7,536  
 CCP (1 Story)                      132                      2,754                      1,928

Built-Ins  
 Appliance Allow.                      1                      2,099                      1,469

Fireplaces  
 Interior 1 Story                      1                      4,051                      2,836

Garages  
 Class: C Exterior: Siding Foundation: 18 Inch (Finished)  
 Base Cost                      1392                      42,136                      29,495

Totals:                      216,913                      151,851

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCv:                      133,629

2019 Est. T.C.V. 009-011-007-00                      =                      195,908

Est. TCv/Total Floor Area = 110.18, Most recent sale 08/31/2005 for 225,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
91,900	91,900	91,900	74,341	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,100	0	0	1,784	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,000	98,000	98,000	76,125	76,125	0	

009-011-007-98	2019 Est. T.C.V.	VANHAITSMA DANIEL J & LINDA S
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	
50/FF	30.55	183.00	1.0000	1.0000	50	100		1,528	
31 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value =	1,528

2019 Est. T.C.V. 009-011-007-98 = 1,528

Est. TCV/Total Floor Area = 0.86

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
800	800	800	419	2.40			
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	10	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
800	800	800	429	429	0		



009-011-008-00	2019 Est. T.C.V.	DICK JAY M & JULIE K JT LIV TRUST
Property Class: 201		7346 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
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
296 Actual Front Feet, 0.79 Total Acres								Total Est. Land Value = 8,000

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2008

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

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

Class: D Quality: Good  
Stories: 1 Story Height: 10 Perimeter: 140

Base Rate for Upper Floors = 34.53

Adjusted Square Foot Cost for Upper Floors = 34.53

Total Floor Area: 1,213 Base Cost New of Upper Floors = 41,885

Reproduction/Replacement Cost = 41,885  
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0  
Total Depreciated Cost = 34,346

ECF (201A GENERAL COMMERCIAL ) 1.110 => TCV of Bldg: 1 = 38,124  
Replacement Cost/Floor Area= 34.53 Est. TCV/Floor Area= 31.43

Total Estimated True Cash Value of Commercial/Industrial Buildings = 38,124

2019 Est. T.C.V. 009-011-008-00 = 46,124

Est. TCV/Total Floor Area = 38.02, Most recent sale 08/11/2011 for 35,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,500	23,500	23,500	19,304	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-400	0	0	463	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,100	23,100	23,100	19,767	19,767	0	

009-011-008-25                      2019 Est. T.C.V.                      PALLAY DAVID & SHARON  
 Property Class: 201                      W JENNINGS RD  
 Map #:                                      LAKE TOWNSHIP                      ,

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
117 Actual Front Feet, 0.38 Total Acres                      Total Est. Land Value =								6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.57	96	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 Estimates for Commercial/Industrial Building/Section: 1                      Built 2011

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

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

Class: D,Pole                      Quality: Average  
 Stories: 1                      Story Height: 11                      Perimeter: 0  
 Overall Building Height: 11

Base Rate for Upper Floors = 22.98

Adjusted Square Foot Cost for Upper Floors = 22.98

Total Floor Area: 816	Base Cost New of Upper Floors =	18,752
	Reproduction/Replacement Cost =	18,752
Eff.Age:8                      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0	Total Depreciated Cost =	13,501

ECF (201A GENERAL COMMERCIAL )	1.110 => TCV of Bldg: 1 =	14,987
Replacement Cost/Floor Area= 22.98	Est. TCV/Floor Area= 18.37	

Total Estimated True Cash Value of Commercial/Industrial Buildings =                      14,987

2019 Est. T.C.V. 009-011-008-25	=	21,937			
Est. TCV/Total Floor Area = 26.88, Most recent sale 08/25/2014 for 25,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
11,200	11,200	11,200	10,085	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-200	0	0	242	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,000	11,000	11,000	10,327	10,327	0

009-011-008-33                      2019 Est. T.C.V.                      PEJAKOVICH JOSEPH W & LINDA D  
 Property Class: 401                      W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      ,

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
117 Actual Front Feet, 0.41 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	120	50	372
Total Estimated Land Improvements True Cash Value =				372

Cost Est. for Res. Bldg: 1 Single Family GRG                      Cls C                      Blt 2016

(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					

Garages

Class: C Exterior: Pole (Unfinished)					
Door Opener			1	415	411
Base Cost			1200	21,972	21,752
Totals:				22,387	22,163

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV:                      19,503

2019 Est. T.C.V. 009-011-008-33                      =                      25,875

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,800	11,800	11,800	9,960	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	0	239	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,900	12,900	12,900	10,199	10,199	0	

009-011-008-50 2019 Est. T.C.V. ANDERSEN CHRISTIAN J
Property Class: 201 7330 W JENNINGS RD
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Table with 6 columns: Description, Frontage, Depth, Front, Depth, Rate %Adj. Reason, Value. Row 1: <Site Value C> .50 -1.0 AC M/L 8000 100 8,000. Row 2: 201 Actual Front Feet, 0.79 Total Acres Total Est. Land Value = 8,000

Table with 6 columns: Description, Rate, Size, % Good, Cash Value. Row 1: D/W/P: 4in Ren. Conc. 5.57 786 95 4,159. Row 2: Total Estimated Land Improvements True Cash Value = 4,159

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2011
Description of Occupancy: OFFICE AREA NEXT DATA ENTRY

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average
Stories: 1 Story Height: 15 Perimeter: 224
Overall Building Height: 15

Base Rate for Upper Floors = 17.93
(10) Heating system: Package Heating & Cooling Cost/SqFt: 10.53 100%
Adjusted Square Foot Cost for Upper Floors = 28.46
Total Floor Area: 2,903 Base Cost New of Upper Floors = 82,619
Reproduction/Replacement Cost = 82,619
Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 85 /100/100/100/85.0
Total Depreciated Cost = 70,226

Table with 7 columns: Item Description, Col., Rate, SqFt, Adj., Adj., Cost. Includes Segregated Cost Computations for Garages, Industrials, Warehouses. Total Cost New = 0

ECF (201A GENERAL COMMERCIAL ) 1.110 => TCV of Bldg: 1 = 77,951
Replacement Cost/Floor Area= 28.46 Est. TCV/Floor Area= 26.85

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2011
Description of Occupancy: OFFICE AREA

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average
Stories: 1 Story Height: 8 Perimeter: 88
Overall Building Height: 8

Base Rate for Upper Floors = 23.14
Adjusted Square Foot Cost for Upper Floors = 23.14
Total Floor Area: 486 Base Cost New of Upper Floors = 11,246
Reproduction/Replacement Cost = 11,246
Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 85 /100/100/100/85.0
Total Depreciated Cost = 9,559

Table with 7 columns: Item Description, Col., Rate, SqFt, Adj., Adj., Cost. Includes Segregated Cost Computations for Garages, Industrials, Warehouses. Total Cost New = 0

Reproduction/Replacement Cost = 0
Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 85 /100/100/100/85.0
Parcel Number: 009-011-008-50 Page: 2

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	Total Depreciated Cost =		0	
ECF (201A GENERAL COMMERCIAL )	1.110 => TCV of Bldg: 2 =		10,611	
Replacement Cost/Floor Area= 23.14	Est. TCV/Floor Area= 21.83			

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Total Estimated True Cash Value of Commercial/Industrial Buildings =		88,562	
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2019 Est. T.C.V. 009-011-008-50	=		100,721			
Est. TCV/Total Floor Area = 29.72, Most recent sale 11/29/2010 for 7,500						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
50,700	50,700	50,700	32,530	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-300	0	0	780	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,400	50,400	50,400	33,310	33,310	0	

009-011-008-75	2019 Est. T.C.V.	JOHNSON LARRY D & SUSAN L TRUST
Property Class: 202		W JENNINGS RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
197 Actual Front Feet, 0.79 Total Acres								Total Est. Land Value = 8,000

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2019 Est. T.C.V. 009-011-008-75 = 8,000

Est. TCV/Total Floor Area = 2.36, Most recent sale 07/06/2010 for 7,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
4,000	4,000	4,000	3,138	2.40			
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	75	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
4,000	4,000	4,000	3,213	3,213	0		

009-011-009-00                      2019 Est. T.C.V.                      JOHNSON LARRY D & SUSAN L TRUST  
 Property Class: 401                      7250 W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	200.00	98.01	1.0000	1.0000	50	100		10,000
200 Actual Front Feet, 0.45 Total Acres                      Total Est. Land Value =								10,000

---

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls D                      Blt 1930

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1184 SF                      Floor Area = 1184 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	928			
1 Story	Siding	Crawl Space	256			*89% Good
Total:				103,628	71,789	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	506
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Water/Sewer

1000 Gal Septic	1	3,235	2,103
Water Well, 50 Feet	1	1,895	1,232

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	624	13,772	8,952

Built-Ins

Appliance Allow.	1	1,243	808
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Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	72	306	138	*45% Good
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Totals:                      124,857                      85,528

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      75,265

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2019 Est. T.C.V. 009-011-009-00                      =                      85,265

Est. TCV/Total Floor Area = 72.01, Most recent sale 01/29/1982 for 0

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,400	37,400	37,400	29,373	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,200	0	0	704	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,600	42,600	42,600	30,077	30,077	30,077	

009-011-010-00                      2019 Est. T.C.V.                      M HOEWE ENTERPRISES LLC  
 Property Class: 401                      7100 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
<Site Value A> GROUP A		\$5000			5000	100		5,000
125 Actual Front Feet, 0.54 Total Acres                      Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.19	2400	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 1S                      Cls CD                      Blt 1973

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1680 SF    Floor Area = 1680 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	1,680		
			Total:	139,927	90,953

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	606
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

CCP (1 Story)	144	2,726	1,772
CPP	30	597	388

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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Totals:                      173,225                      112,596

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      99,084

2019 Est. T.C.V. 009-011-010-00                      =                      105,034

Est. TCV/Total Floor Area = 62.52

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,200	48,200	48,200	41,702	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,300	0	0	1,000	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,500	52,500	52,500	42,702	42,702	0	



009-011-010-50	2019 Est. T.C.V.	TACOMA RANDY
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
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
125 Actual Front Feet,	0.60	Total Acres					Total Est. Land Value =	8,000

2019 Est. T.C.V. 009-011-010-50 = 8,000

Est. TCV/Total Floor Area = 4.76

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	1,846	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	44	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	1,890	1,890	1,890	

009-011-011-00                      2019 Est. T.C.V.                      COOPER MARK P  
 Property Class: 401                      7194 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
\$65 /FF	270.00	237.00	1.0000	1.0000	65	100		17,550
270 Actual Front Feet, 1.47 Total Acres                      Total Est. Land Value =								17,550

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.19	2200	0	0
D/W/P: 4in Ren. Conc.	5.57	200	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 1965

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1216 SF                      Floor Area = 1216 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	1,216		
			Total:	105,995	68,897

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	606
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

CCP (1 Story)	112	2,166	1,408
WCP (1 Story)	160	4,704	3,058
WCP (1 Story)	160	4,704	3,058

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	480	13,229	8,599
Class: CD Exterior: Pole (Unfinished)			
Base Cost	480	9,922	6,449
Storage Over Garage	120	1,114	724
Class: CD Exterior: Pole (Unfinished)			
Base Cost	480	9,922	6,449

Built-Ins

Appliance Allow.	1	1,467	954
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Breezeways

Frame Wall	140	6,370	4,140
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Totals:                      170,229                      110,648

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCv:                      97,370

2019 Est. T.C.V. 009-011-011-00                      =                      117,295

Est. TCv/Total Floor Area = 96.46, Most recent sale 10/01/1996 for 65,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
56,400	56,400	56,400	47,449	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	0	1,138	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,600	58,600	58,600	48,587	48,587	48,587	

009-011-012-00                      2019 Est. T.C.V.                      SHAFER MONIE J & LINDA M  
 Property Class: 401                      7150 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
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
125 Actual Front Feet, 0.68 Total Acres                      Total Est. Land Value =								8,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.11	112	61	1,305
Total Estimated Land Improvements True Cash Value =				1,305

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1040 SF      Floor Area = 1040 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	1,040		
			Total:	105,855	74,098

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	653
2 Fixture Bath	1	1,970	1,379

Deck

Treated Wood	128	2,292	1,604
Treated Wood	48	1,282	897

Garages

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

Base Cost	484	14,989	10,492
Common Wall: 1 Wall	1	-1,906	-1,334

Water/Sewer

Public Sewer	1	1,006	704
Water Well, 50 Feet	1	1,962	1,373

Built-Ins

Appliance Allow.	1	1,467	1,027
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Local Cost Items

SANITARY SEWER	1	0	0	*99% Good
Recreation Room	500	7,030	4,921	

Totals:                      136,880                      95,814

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      84,316

2019 Est. T.C.V. 009-011-012-00                      =                      93,621

Est. TCV/Total Floor Area = 90.02, Most recent sale 04/01/2001 for 65,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
43,700	43,700	43,700	33,915	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,100	0	0	813	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,800	46,800	46,800	34,728	34,728	34,728

009-011-012-50	2019 Est. T.C.V.	PIANA MARC
Property Class: 401		7178 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
150 Actual Front Feet, 0.69 Total Acres								Total Est. Land Value = 8,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.61	1400	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 1S Cls D 10 Blt 1987

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 1120 SF Floor Area = 1120 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	Slab	476		
1 Story	Siding	Slab	644		
			Total:	94,547	75,639

## Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	622		

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	576	9,711	7,769		

## Built-Ins

Appliance Allow.	1	1,243	994		
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## Deck

Treated Wood	20	666	533		
Treated Wood	20	666	533		

Totals:		115,024	92,020		
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## Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 =&gt; TCV: 80,978

2019 Est. T.C.V. 009-011-012-50	=	89,928			
Est. TCV/Total Floor Area = 80.29, Most recent sale 10/09/2015 for 74,500					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
37,200	37,200	37,200	35,026	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,800	0	0	840	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,000	45,000	45,000	35,866	35,866	35,866

009-011-013-00                                  2019 Est. T.C.V.                                  BROWN MORRIS H  
 Property Class: 401                                  7020 W JENNINGS RD  
 Map #:    LAKE TOWNSHIP                                  LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
200 Actual Front Feet, 0.92 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 1S                                  Cls D                  Blt 1939

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1152 SF      Floor Area = 1152 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	1,152		
			Total:	104,431	62,658

## Other Additions/Adjustments

Plumbing  
 Average Fixture(s)    1                                  778                                  467

Water/Sewer  
 1000 Gal Septic    1                                  3,235                                  1,941  
 Water Well, 50 Feet    1                                  1,895                                  1,137

## Deck

Treated Wood	240	3,386	2,032
Pine w/Roof (Deck Portion)	168	2,139	1,283
Pine w/Roof (Roof portion)	168	1,821	1,093

## Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost    576                                  14,688                                  8,813  
 Common Wall: 1 Wall    1                                  -1,753                                  -1,052  
 Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost    672                                  14,616                                  8,770

## Built-Ins

Appliance Allow.	1	1,243	746
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Totals:                                  146,479                                  87,888

## Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 =&gt; TCV:                  77,341

2019 Est. T.C.V. 009-011-013-00    =                                  86,291

Est. TCV/Total Floor Area = 74.91, Most recent sale 10/06/2017 for 88,296

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
38,700	38,700	38,700	38,700	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,400	0	928	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
43,100	43,100	43,100	39,628	39,628	0

009-011-013-50	2019 Est. T.C.V.	CHISHOLM BRYAN F & MARY JO
Property Class: 401		7020 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	6000				6000	100		6,000
150 Actual Front Feet, 0.61 Total Acres								Total Est. Land Value = 6,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.99	128	25	672
Total Estimated Land Improvements True Cash Value =				672

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls	C	Blt	2018
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(11) Heating System: Forced Air w/o Ducts  
 Ground Area = 1279 SF Floor Area = 1279 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	Slab	1,279		
			Total:	116,798	115,632

## Other Additions/Adjustments

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

Porches					
WCP (1 Story)			224	6,523	6,458

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Common Wall: 2 Wall			1	-4,076	-4,035
Base Cost			1664	44,845	44,397
			Totals:	160,565	158,962

## Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:	139,886	
60% Completed => Est. True Cash Value 2019 =		83,932

2019 Est. T.C.V. 009-011-013-50	=	90,604
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Est. TCV/Total Floor Area = 70.84

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,200	3,200	3,200	1,630	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
41,900	200	0	41,900	39	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,300	45,300	45,300	43,569	43,569	0	

009-011-014-00	2019 Est. T.C.V.	KLINE GARY & BOBBIE
Property Class: 401		7042 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
100 Actual Front Feet, 0.94 Total Acres								Total Est. Land Value = 8,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.35	400	71	667
Total Estimated Land Improvements True Cash Value =				667

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1967

(11) Heating System: Space Heater  
 Ground Area = 1040 SF Floor Area = 1040 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	1,040		
Total:				99,692	69,785

## Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,120	784		
Water/Sewer					
1000 Gal Septic	1	3,691	2,584		
Water Well, 100 Feet	1	4,407	3,085		

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	576	18,824	13,177		
Common Wall: 1 Wall	1	-2,038	-1,427		
Class: C Exterior: Pole (Unfinished)					
Base Cost	672	14,172	10,062	*71% Good	

## Built-Ins

Appliance Allow.	1	2,099	1,469		
Totals:				141,967	99,519

## Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 =&gt; TCV: 87,577

2019 Est. T.C.V. 009-011-014-00	=	96,244			
Est. TCV/Total Floor Area = 92.54, Most recent sale 09/22/2004 for 81,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
43,500	43,500	43,500	35,196	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,600	0	0	844	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
48,100	48,100	48,100	36,040	36,040	36,040

009-011-015-00                      2019 Est. T.C.V.                      SCAFE DOUGLAS G & JANE E  
 Property Class: 401                      7062 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
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
125 Actual Front Feet, 1.09 Total Acres                      Total Est. Land Value =								8,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.19	1000	0	0
D/W/P: 4in Concrete	4.92	504	0	0
Fencing: Wire Mesh, #9	2.84	467	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 1S                      Cls CD                      Blt 1966

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1040 SF                      Floor Area = 1040 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	Crawl Space	1,040		
Total:				92,595	55,556

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

Deck

Treated Wood	280	3,833	2,300
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Garages

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

Base Cost	672	18,823	11,294
Common Wall: 1 Wall	1	-1,906	-1,144
Door Opener	1	368	221

Class: CD Exterior: Pole (Unfinished)

Base Cost	768	13,862	8,317
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Built-Ins

Appliance Allow.	1	1,467	880
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Totals:                      137,708                      82,624

Notes: REMODEL 1990 & 2014

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      72,709

2019 Est. T.C.V. 009-011-015-00                      =                      81,659

Est. TCV/Total Floor Area = 78.52, Most recent sale 05/12/2016 for 70,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,300	37,300	37,300	35,326	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,500	0	0	847	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,800	40,800	40,800	36,173	36,173	0	



009-011-016-00	2019 Est. T.C.V.	HEEREN ERIC
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
125 Actual Front Feet,	0.98	Total Acres					Total Est. Land Value =	8,000

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2019 Est. T.C.V. 009-011-016-00 = 8,000

Est. TCV/Total Floor Area = 7.69, Most recent sale 02/16/2007 for 0

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
4,000	4,000	4,000	3,362	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	80	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
4,000	4,000	4,000	3,442	3,442	3,442			

009-011-017-00	2019 Est. T.C.V.	TACOMA RANDY L
Property Class: 401		7112 RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
125 Actual Front Feet, 0.29 Total Acres								Total Est. Land Value = 5,000

Cost Est. for Res. Bldg: 1	Single Family	GRG		Cls CD	Blt 1989
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(11) Heating System: No Heating/Cooling  
 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: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			1280	34,496	27,597
Totals:				34,496	27,597

## Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:	24,285
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2019 Est. T.C.V. 009-011-017-00	=	29,285			
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	9,998	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,600	0	239	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,600	14,600	14,600	10,237	10,237	10,237

009-011-018-00                      2019 Est. T.C.V.                      WOODWORTH MICHAEL &  
 Property Class: 401                      S GOLDENROD 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 A> GROUP A		\$5000			5000	100		5,000
100 Actual Front Feet, 0.23 Total Acres                      Total Est. Land Value =								5,000

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

(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: Pole (Unfinished)					
	Base Cost		768	12,165	7,907
Totals:				12,165	7,907

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      6,958

2019 Est. T.C.V. 009-011-018-00	=	11,958			
Est. TCV/Total Floor Area = 0.00, Most recent sale 12/02/2011 for 33,571					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
6,200	6,200	6,200	6,023	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-200	0	-23	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,000	6,000	6,000	6,167	6,000	6,000

009-011-019-00	2019 Est. T.C.V.	SHIPPY RICHARD R
Property Class: 402		S ARBUTUS AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
147 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	5,000

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2019 Est. T.C.V. 009-011-019-00 = 5,000

Est. TCV/Total Floor Area = 0.00

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	

009-011-020-00	2019 Est. T.C.V.	OWSTON JOAN
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
<Site Value B> SITE	6000				6000	100		6,000
63 Actual Front Feet,	0.22	Total Acres			Total Est.		Land Value =	6,000

2019 Est. T.C.V. 009-011-020-00 = 6,000

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	2,095	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	50	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	2,145	2,145	2,145	

009-011-021-00	2019 Est. T.C.V.	MISSAUKEE COUNTY ROAD COMMISSION
Property Class: 703		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table R-Ref.R - REFERENCE (099)  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			0.629	Acres	0	100		0
		0.63	Total	Acres	Total	Est.	Land Value =	0

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2019 Est. T.C.V. 009-011-021-00	=	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

009-011-022-00	2019 Est. T.C.V.	ROY MARK D & SHEILA M
Property Class: 402		W RAILROAD 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
150 Actual Front Feet,	0.35	Total Acres			Total Est.		Land Value =	6,000

2019 Est. T.C.V. 009-011-022-00 = 6,000

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	1,702	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	40	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	1,742	1,742	0	

009-011-022-50	2019 Est. T.C.V.	ANDERSEN CHRISTIAN J
Property Class: 402		MISSAUKEE BLVD
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,	0.31	Total Acres			Total Est.		Land Value =	6,000

2019 Est. T.C.V. 009-011-022-50 = 6,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/13/2009 for 0

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		



009-011-023-00                      2019 Est. T.C.V.                      HUXTABLE THOMAS E & DENISE M  
 Property Class: 402                      W RAILROAD 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 A> GROUP A		\$5000			5000	100		5,000
150 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	5,000

2019 Est. T.C.V. 009-011-023-00 = 5,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 11/14/2008 for 0

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		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	2,560	2,500	0	

009-011-024-00	2019 Est. T.C.V.	HEEREN ERIC
Property Class: 401		S MAYFLOWER AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	\$5000				5000	100		5,000
150 Actual Front Feet, 0.35 Total Acres								Total Est. Land Value = 5,000

Cost Est. for Res. Bldg: 1	Single Family	GRG		Cls CD	Blt 1987
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(11) Heating System: No Heating/Cooling  
 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: Pole (Unfinished)					
Base Cost			768	12,165	9,732
Totals:				12,165	9,732

## Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:	8,564
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2019 Est. T.C.V. 009-011-024-00	=	13,564			
Est. TCV/Total Floor Area = 0.00, Most recent sale 02/16/2007 for 0					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,400	7,400	7,400	7,174	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	-374	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,800	6,800	6,800	7,346	6,800	6,800

009-011-025-00                      2019 Est. T.C.V.                      BORSUM ERVIN & BETTY J  
 Property Class: 401                      1931 S ROSE 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
50/FF	125.00	79.11	1.0000	1.0000	50	100		6,250
125 Actual Front Feet, 0.23 Total Acres                      Total Est. Land Value =								6,250

Cost Est. for Res. Bldg: 1 Single Family GRG                      Cls C                      Blt 1992

(11) Heating System: No Heating/Cooling  
 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: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			480	16,646	13,317
Totals:				16,646	13,317

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      11,719

2019 Est. T.C.V. 009-011-025-00	=	17,969			
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/17/2017 for 11,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
8,700	8,700	8,700	4,827	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	115	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,000	9,000	9,000	4,942	4,942	4,942

009-011-025-50	2019 Est. T.C.V.	BORSUM ERVIN & BETTY J TRUST
Property Class: 402		1931 S ROSE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	125.00	79.11	1.0000	1.0000	50	100		6,250
125 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 6,250

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2019 Est. T.C.V. 009-011-025-50 = 6,250

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,100	3,100	3,100	1,778	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	42	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,100	3,100	3,100	1,820	1,820	1,820	

009-011-026-78                                      2019 Est. T.C.V.                                      MISSAUKEE COUNTY ROAD COMMISSION  
 Property Class: 703                                      S GREEN RD  
 Map #:                                      LAKE TOWNSHIP                                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F & SURPL	30.00	140.00	1.3512	1.0000	800	100		32,429
30 Actual Front Feet, 0.10 Total Acres                      Total Est. Land Value =								32,429

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.68	60	94	321
Total Estimated Land Improvements True Cash Value =				321

Cost Estimates for Commercial/Industrial Building/Section: 1                      Built 2016  
 Description of Occupancy: PUBLIC TOILET

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

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

Class: C      Quality: Average  
 Stories: 1      Story Height: 8                      Perimeter: 0  
 Overall Building Height: 8

Base Rate for Upper Floors = 54.64

Adjusted Square Foot Cost for Upper Floors = 54.64

Total Floor Area: 108	Base Cost New of Upper Floors =	5,901
	Reproduction/Replacement Cost =	5,901
Eff.Age:1      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0	Total Depreciated Cost =	5,665

ECF (090 - TAX EXEMPT)                                      0.550 => TCV of Bldg: 1 =                      3,116  
 Replacement Cost/Floor Area= 54.64                      Est. TCV/Floor Area= 28.85

Total Estimated True Cash Value of Commercial/Industrial Buildings =                      3,116

2019 Est. T.C.V. 009-011-026-78	=	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

009-012-001-00	2019 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 102		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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 Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 30 - 65 ACRES			33.49 Acres		3300	100		110,517
			33.49 Total Acres				Total Est. Land Value =	110,517

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 2019 Est. T.C.V. 009-012-001-00 = 110,517

Est. TCV/Total Floor Area = 1023.31, Most recent sale 01/01/2004 for 0

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
60,300	60,300	60,300	37,543	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-5,000	0	0	901	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
55,300	55,300	55,300	38,444	38,444	38,444		

009-012-001-20	2019 Est. T.C.V.	LAKE CITY SOUTHERN BAPTIST CHURCH
Property Class: 708		6570 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	435.90	500.00	1.0000	1.0000	40	100		17,436
436 Actual Front Feet, 5.00 Total Acres								Total Est. Land Value = 17,436

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Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	16.25	256	50	2,080
Total Estimated Land Improvements True Cash Value =				2,080

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Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Auditoriums cost schedules.

&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;

Class: D Quality: Average  
 Stories: 1 Story Height: 8 Perimeter: 192

Base Rate for Upper Floors = 92.84

(10) Heating system: Forced Air Furnace Cost/SqFt: 11.27 100%  
 Adjusted Square Foot Cost for Upper Floors = 104.11

Total Floor Area: 2,300 Base Cost New of Upper Floors = 239,453

Reproduction/Replacement Cost = 239,453

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 143,672

ECF (090 - TAX EXEMPT) 0.550 =&gt; TCV of Bldg: 1 = 79,019

Replacement Cost/Floor Area= 104.11 Est. TCV/Floor Area= 34.36

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Total Estimated True Cash Value of Commercial/Industrial Buildings = 79,019

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2019 Est. T.C.V. 009-012-001-20 = 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

009-012-002-00                      2019 Est. T.C.V.                      HOSE JEREMY B  
 Property Class: 401                      6550 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 1 -	2.99	@\$5500	2.82	Acres	5500	100		15,510
2.82 Total Acres                      Total Est. Land Value =								15,510

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	4.92	870	0	0
D/W/P: Crushed Rock	1.66	4125	0	0
Pool: Plastic	46.75	500	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	95	9,500
Total Estimated Land Improvements True Cash Value =				9,500

Cost Est. for Res. Bldg: 1 Single Family 1+S                      Cls CD                      Blt 1912

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1393 SF                      Floor Area = 1493 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	1,393		
1 Story	Siding	Overhang	100		
Total:				129,455	91,913

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	662
2 Fixture Bath	1	1,970	1,399

Water/Sewer

1000 Gal Septic	1	3,453	2,452
Water Well, 50 Feet	1	1,962	1,393

Porches

CGEP (1 Story)	60	3,607	2,561
WPP	119	2,224	1,579
WPP	711	7,529	5,346

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	496	10,153	7,209
Door Opener	1	368	261

Built-Ins

Appliance Allow.	1	1,467	1,042
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Fireplaces

Direct-Vented Gas	1	1,630	1,157
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Totals:                      164,751                      116,974

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      102,937

Ag. Bld 1 1900, 4 Wall Barn, General Purpose                      Class:D,Pole                      Quality:Average  
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	15.29	2400	36,696
Default Walls	5.45	2400	13,080

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/25/100/8.75                      Depr. Cost =                      4,355  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)                      0.900 => TCV of Bldg: 1 =                      3,920

Total Estimated True Cash Value of Agricultural Buildings                      =                      3,920

2019 Est. T.C.V. 009-012-002-00                      =                      131,867

Est. TCV/Total Floor Area = 88.32, Most recent sale 12/26/2018 for 139,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
65,400	65,400	65,400	62,738	2.40

Parcel Number: 009-012-002-00

Page: 2



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2019	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	500	0	0	3,162	0
2019 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	65,900	65,900	65,900	64,243	65,900	65,900

009-012-003-00                                2019 Est. T.C.V.                                DEBOER ROBERT  
Property Class: 401                                                               6780 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	470.00	648.95	1.0000	1.0000	40	100		18,800
470 Actual Front Feet, 7.00 Total Acres                                Total Est. Land Value =								18,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.35	1200	0	0
Wood Frame	19.98	160	50	1,598
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				3,498

Cost Est. for Res. Bldg: 1 Single Family BI                                Cls C -5 Blt 1977

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1296 SF    Floor Area = 2016 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	720		
1 Story	Siding	Basement	576		
Total:				174,212	121,958

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	784
2 Fixture Bath	1	2,359	1,651

Water/Sewer

1000 Gal Septic	1	3,691	2,584
Water Well, 100 Feet	1	4,407	3,085

Deck

Treated Wood	472	5,518	3,863
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Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	960	18,451	12,916
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Basement Garage: 2 Car	1	2,756	1,929

Built-Ins

Appliance Allow.	1	2,099	1,469
Totals:		214,613	150,239

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 132,210

2019 Est. T.C.V. 009-012-003-00                                =                                154,508

Est. TCV/Total Floor Area = 76.64

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
68,700	68,700	68,700	52,532	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,600	0	0	1,260	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
77,300	77,300	77,300	53,792	53,792	53,792	

009-012-003-80	2019 Est. T.C.V.	DEBOER RONALD D
Property Class: 401		6700 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99	@\$5500	3.10	Acres	5500	100		17,039
			3.10	Total Acres			Total Est. Land Value =	17,039

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	660	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 C -5 Blt 1998

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 832 SF Floor Area = 1040 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	832		
			Total:	105,920	90,032

## 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	
Porches					
WGEP (1 Story)		80	6,298	5,353	
WCP (1 Story)		256	6,996	5,947	
Deck					
Treated Wood		160	2,714	2,307	
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		864	22,628	19,234	
Built-Ins					
Appliance Allow.		1	2,099	1,784	
			Totals:	155,873	132,492

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 116,593

2019 Est. T.C.V. 009-012-003-80 = 134,582

Est. TCV/Total Floor Area = 129.41

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
61,600	61,600	61,600	47,617	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
3,000	2,700	0	2,044	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
67,300	67,300	67,300	48,759	48,759	48,759	

009-012-005-20	2019 Est. T.C.V.	GUNNERSON MATTHEW
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
<Site Value B> SITE	6000				6000	100		6,000
195 Actual Front Feet,	0.34	Total Acres			Total Est.		Land Value =	6,000

2019 Est. T.C.V. 009-012-005-20 = 6,000

Est. TCV/Total Floor Area = 5.77

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	1,419	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	34	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	1,453	1,453	0	

009-012-005-25	2019 Est. T.C.V.	ACM VISION V LLC
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI

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
185 Actual Front Feet,	0.21	Total Acres			Total Est.		Land Value =	6,000

2019 Est. T.C.V. 009-012-005-25 = 6,000

Est. TCV/Total Floor Area = 5.77, Most recent sale 09/10/2004 for 0

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			

009-012-005-30 2019 Est. T.C.V. KUTCHER RAYMOND J & JOHANNA
Property Class: 201 6330 W JENNINGS RD
Map #: LAKE TOWNSHIP Lake City, MI 49651

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

\* Factors \*
Description Frontage Depth Front Depth Rate %Adj. Reason Value
GROUP H 75/FF 185.00 170.00 1.0000 1.0000 75 100 13,875
185 Actual Front Feet, 0.72 Total Acres Total Est. Land Value = 13,875

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1970
Description of Occupancy: CAL 2

Costs are taken from the Multiple Residences cost schedules.

<<<<<< Calculator Cost Computations >>>>>>
Class: D,Siding Quality: Average
Total Floor Area: 2432.00 # of Units: 4
Overall Building Height: 8

Base Rate for Upper Floors = 61.72

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 2.17 100%
Adjusted Square Foot Cost for Upper Floors = 63.89

Total Floor Area: 2,432 Base Cost New of Upper Floors = 155,380
Reproduction/Replacement Cost = 155,380
Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0
Total Depreciated Cost = 76,136

<<<<<< Segregated Cost Computations >>>>>>

Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels
Cost # or Height Storys
Item Description Col. Rate SqFt Adj. Adj. Cost

(39) Miscellaneous
Miscellaneous Built-in Construction:
Appliance Allowance, Owner Occupied 1 Up 1457.23 4 1.000 1.000 5,829
Total Cost of Lump-Sum Items = 5,829
Total Cost New = 5,829

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 5,829
Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0
Total Depreciated Cost = 2,856

ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 1 = 61,614
Replacement Cost/Floor Area= 66.29 Est. TCV/Floor Area= 25.33

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1989
Description of Occupancy: CARPORT CAL 57

Costs are taken from the Sheds - Material Storage, 3 Wall cost schedules.

<<<<<< Calculator Cost Computations >>>>>>
Class: D,Pole Quality: Low Cost
Stories: 0 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 18.60

Adjusted Square Foot Cost for Upper Floors = 18.60

Total Floor Area: 480 Base Cost New of Upper Floors = 8,928
Reproduction/Replacement Cost = 8,928
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0
Total Depreciated Cost = 5,982

ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 2 = 4,666
Replacement Cost/Floor Area= 18.60 Est. TCV/Floor Area= 9.72

Total Estimated True Cash Value of Commercial/Industrial Buildings = 66,280

2019 Est. T.C.V. 009-012-005-30 = 80,155
Est. TCV/Total Floor Area = 27.53, Most recent sale 09/01/2000 for 125,000

2018 Assessed MBOR S.E.V. Base for Cap C.P.I.
47,300 47,300 47,300 38,127 2.40

2019 New Eq. Adjustment Loss Additions Tax Adjustment Losses
0 -7,200 0 0 915 0

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2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,100	40,100	40,100	39,042	39,042	0

009-012-005-38	2019 Est. T.C.V.	ANTCLIFF WILLIAM E TRUSTEE
Property Class: 201		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 75/FF	145.00	193.00	1.0000	1.0000	75	100		10,875
145 Actual Front Feet, 0.64 Total Acres      Total Est. Land Value =								10,875

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 2007

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

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

Class: D,Pole      Quality: Average

Stories: 1      Story Height: 12      Perimeter: 0

Overall Building Height: 12

Base Rate for Upper Floors = 17.52

Adjusted Square Foot Cost for Upper Floors = 17.52

Total Floor Area: 2,400	Base Cost New of Upper Floors =	42,048
	Reproduction/Replacement Cost =	42,048
Eff.Age:5      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0	Total Depreciated Cost =	37,843

ECF (201A GENERAL COMMERCIAL )	1.110 => TCV of Bldg: 1 =	42,006
Replacement Cost/Floor Area= 17.52	Est. TCV/Floor Area= 17.50	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 42,006

2019 Est. T.C.V. 009-012-005-38      =      52,881

Est. TCV/Total Floor Area = 22.03, Most recent sale 12/27/2006 for 9,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,500	25,500	25,500	17,170	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	900	0	0	412	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,400	26,400	26,400	17,582	17,582	0	



009-012-005-40	2019 Est. T.C.V.	REDMAN ROBERT L & SHAWN
Property Class: 401		1796 BARBARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6. RESIDENTIAL ACREAGE & LOTS  
 \* Factors \* 2011 005-34 PARCEL ADDED

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SALES & EQ RATE			12.750 Acres		2,100	100	26,775
		12.75	Total Acres		Total Est.	Land Value =	26,775

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	15.68	80	50	627
Total Estimated Land Improvements True Cash Value =				627

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

(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					
<b>Garages</b>					
Class: C Exterior: Pole (Unfinished)					
	Base Cost		768	15,567	14,010
	No Concrete Floor		768	-3,871	-3,484
Class: C Exterior: Pole (Unfinished)					
	Base Cost		256	7,427	6,684
	No Concrete Floor		256	-1,290	-1,161
<b>Deck</b>					
	w/Roof (Roof portion)		320	3,744	3,370
		Totals:		21,577	19,419

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCv: 17,089

2019 Est. T.C.V. 009-012-005-40						=	44,491
Est. TCv/Total Floor Area =	0.00	Most recent sale 12/01/1996 for					14,000
2018 Assessed	MBOR	S.E.V.	Base for Cap				C.P.I.
21,800	21,800	21,800	21,623				2.40
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	400	0	0	518	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT	
22,200	22,200	22,200	22,141	22,141		22,141	

009-012-005-60	2019 Est. T.C.V.	HARTFORD MICHAEL R & JANET E
Property Class: 402		W RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$2800		10.01	Acres		2800	100		28,028
		10.01	Total Acres				Total Est. Land Value =	28,028

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2019 Est. T.C.V. 009-012-005-60 = 28,028

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,000	14,000	14,000	5,940	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	142	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,000	14,000	14,000	6,082	6,082	6,082	

009-012-005-95                      2019 Est. T.C.V.                      MOSHER DALE G  
Property Class: 401                      6420 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
\$65 /FF	204.49	236.45	1.0000	1.0000	65	100		13,292
204 Actual Front Feet, 1.11 Total Acres                      Total Est. Land Value =								13,292

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.72	288	0	0
Wood Frame	21.25	120	50	1,275
Total Estimated Land Improvements True Cash Value =				1,275

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls C -5 Blt 1978

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1400 SF    Floor Area = 1400 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	1,400		
Total:				146,555	102,586

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

Porches

WPP	320	4,093	2,865
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	576	22,654	15,858
Common Wall: 1 Wall	1	-2,038	-1,427
Door Opener	1	415	290

Built-Ins

Appliance Allow.	1	2,099	1,469
Recreation Room	180	2,641	1,849
Totals:		189,162	132,410

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 116,521

2019 Est. T.C.V. 009-012-005-95			=	131,088	
Est. TCV/Total Floor Area = 93.63, Most recent sale 03/30/2017 for 138,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
60,100	60,100	60,100	60,100	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,400	0	0	1,442	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
65,500	65,500	65,500	61,542	61,542	61,542

009-012-006-00                      2019 Est. T.C.V.                      MURRAY RONALD JR & DONNA  
 Property Class: 401                      6480 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	233.00	300.99	1.0000	1.0000	40	100		9,320
233 Actual Front Feet, 1.61 Total Acres                      Total Est. Land Value =								9,320

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	552	50	1,380
Total Estimated Land Improvements True Cash Value =				1,380

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1792 SF                      Floor Area = 1792 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	Basement	1,792		
Total:				190,602	129,610

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	762
3 Fixture Bath	1	3,525	2,397

Water/Sewer

1000 Gal Septic	1	3,691	2,510
Water Well, 50 Feet	1	2,038	1,386

Garages

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

Base Cost	576	18,824	12,800
Common Wall: 1 Wall	1	-2,038	-1,386

Built-Ins

Appliance Allow.	1	2,099	1,427
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Totals:                      219,861                      149,506

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      131,565

2019 Est. T.C.V. 009-012-006-00                      =                      142,265

Est. TCV/Total Floor Area = 79.39, Most recent sale 01/01/2003 for 110,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,500	64,500	64,500	55,995	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,600	0	0	1,343	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
71,100	71,100	71,100	57,338	57,338	57,338	



009-012-009-00	2019 Est. T.C.V.	SOLTOW JACK D TRUST
Property Class: 401		6990 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
185 Actual Front Feet, 0.88 Total Acres								Total Est. Land Value = 8,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	470	0	0
D/W/P: 4in Ren. Conc.	6.21	100	0	0
Wood Frame	22.41	96	50	1,075

## 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 =				3,450

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1950

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 975 SF Floor Area = 975 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	975		
			Total:	118,757	83,141

## Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,359
Plumbing			
Average Fixture(s)	1	1,120	784
Water/Sewer			
1000 Gal Septic	1	3,691	2,584
Water Well, 50 Feet	1	2,038	1,427
Porches			
WCP (1 Story)	74	3,075	2,152
WPP	470	5,983	4,188
WPP	138	2,766	1,936
Garages			
Class: C Exterior: Block Foundation: 42 Inch (Unfinished)			
Base Cost	599	20,270	14,189
Built-Ins			
Appliance Allow.	1	2,099	1,469
Fireplaces			
Wood Stove	1	1,936	1,355
Recreation Room	975	14,303	10,012
		Totals:	177,980 124,596

## Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 109,644

2019 Est. T.C.V. 009-012-009-00	=	121,094			
Est. TCV/Total Floor Area = 124.20, Most recent sale 08/26/2011 for 47,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
57,500	57,500	57,500	47,502	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,000	0	0	1,140	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
60,500	60,500	60,500	48,642	48,642	0



009-012-012-00                      2019 Est. T.C.V.                      LAKE TOWNSHIP  
 Property Class: 703                      S GREEN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*                      MEETS&BOUNDS PARCEL  
 Description    Frontage    Depth    Front    Depth    Rate    %Adj.    Reason                      Value  
 <Site Value F> SITE \$10000                      10000    100                      10,000  
 103 Actual Front Feet, 1.03 Total Acres                      Total Est. Land Value =                      10,000

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

(11) Heating System: Forced Air w/ Ducts  
 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

Water/Sewer  
 1000 Gal Septic                      1                      3,453                      3,418  
 Water Well, 50 Feet                      1                      1,962                      1,942  
  
 Totals:                      5,415                      5,360

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      4,717

2019 Est. T.C.V. 009-012-012-00                      =                      0  
 Est. TCV/Total Floor Area = 0.00, Most recent sale 04/17/2018 for 1,463  
 2018 Assessed                      MBOR                      S.E.V.                      Base for Cap                      C.P.I.  
                     8,000                      8,000                      8,000                      5,412                      2.40  
 2019                      New    Eq.    Adjustment                      Loss                      Additions                      Tax Adjustment                      Losses  
                     0                      0                      8,000                      0                      0                      5,412  
 2019 Assessed                      MBOR                      S.E.V.                      Capped                      ->Taxable<-                      PRE/MBT  
                     0                      0                      0                      0                      0                      0



009-012-013-50 2019 Est. T.C.V. ALL SEASONS CAR CARE LLC  
 Property Class: 201 1760 S MOREY RD  
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M66 N OF JENNIN	100.00	225.00	1.0000	0.0000	350	100*		0
GRAGE C 40/FF	20.00	225.00	1.0000	0.0000	40	100*	SURPLUS	0
COMMERCIAL \$1.5/SQFT			0.62 Acres		65340	100		40,511
* denotes lines that do not contribute to the total acreage calculation.								
120 Actual Front Feet, 0.62 Total Acres Total Est. Land Value =								40,511

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Commercial Local Cost Land Improvements				
Description	Rate	Size	% Good Arch Mult	Cash Value
PAVING	0.50	6000	87 100	2,610
Total Estimated Land Improvements True Cash Value =				2,610

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1995  
 Description of Occupancy: CAR WASH UIP 14

Costs are taken from the Garages - Service Station with Service Bays cost schedules.  
 <<<<< Calculator Cost Computations >>>>>  
 Class: C Quality: Low Cost  
 Total Floor Area: 2750.00

Base Rate for Upper Floors = 92.07

Adjusted Square Foot Cost for Upper Floors = 92.07

Total Floor Area: 2,750 Base Cost New of Upper Floors = 253,193  
 Reproduction/Replacement Cost = 253,193  
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0  
 Total Depreciated Cost = 119,001

<<<<< Segregated Cost Computations >>>>>  
 Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost Col.	Rate	# or Height	Adj.	Adj.	Cost
Total Cost New = 0						

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0  
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0  
 Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
SELF-SERV TRUCK	36.08	480	1.00	50	8,659
SELF-SERV	36.08	480	1.00	50	8,659
SELF-SERV	36.08	480	1.00	50	8,659
TOUCHLESS	52.94	800	1.00	50	21,176
EQP ROOM	54.24	510	1.00	50	13,831
EQP FOR SELF SERVE	5969.05	3	1.00	50	8,954
AUTO WASH EQP	31142.86	1	1.00	50	15,571
VAC	986.19	3	1.00	50	1,479
CHANGE MACHINE	2543.33	1	1.00	50	1,272
DRYER	10380.95	1	1.00	50	5,190

ECF (201C COMMERCIAL GROUP C) 0.530 => TCV of Bldg: 1 = 112,600  
 Replacement Cost/Floor Area= 160.03 Est. TCV/Floor Area= 40.95

Total Estimated True Cash Value of Commercial/Industrial Buildings = 112,600

2019 Est. T.C.V. 009-012-013-50 = 155,721  
 Est. TCV/Total Floor Area = 56.63, Most recent sale 08/23/2006 for 119,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
85,000	85,000	85,000	81,169	2.40
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-7,100	0	-3,269	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
77,900	77,900	77,900	83,117	77,900 0

009-012-014-00                      2019 Est. T.C.V.                      SARGENT QUENTIN & NANCY E  
 Property Class: 401                      1776 S MOREY RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

## \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M-55/66 \$300	100.00	150.00	1.0000	0.0000	300	100*		0
COMMERCIAL \$1/SQFT			0.34 Acres		43560	100		14,985
* denotes lines that do not contribute to the total acreage calculation.								
100 Actual Front Feet, 0.34 Total Acres      Total Est. Land Value =								14,985

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	136	0	0
Wood Frame	28.59	49	50	700
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 =				1,670

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls C -5 Blt 1952

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1239 SF      Floor Area = 1239 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	Slab	1,239		
			Total:	119,080	65,496
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,120	616
Water/Sewer					
1000 Gal Septic			1	3,691	2,030
Water Well, 50 Feet			1	2,038	1,121
Porches					
CCP (1 Story)			40	957	526
Built-Ins					
Appliance Allow.			1	2,099	1,154
Deck					
w/Roof (Roof portion)			126	1,707	939
w/Roof (Roof portion)			136	1,832	1,008
Carports					
Comp.Shingle			624	7,756	4,266
Totals:				140,280	77,156

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 67,897

2019 Est. T.C.V. 009-012-014-00				=	84,552
Est. TCV/Total Floor Area = 68.24, Most recent sale 07/05/2017 for 77,250					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
38,800	38,800	38,800	38,800	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,500	0	0	931	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
42,300	42,300	42,300	39,731	39,731	39,731

009-012-015-00                      2019 Est. T.C.V.                      ANDRASH STEPHEN & PATRICIA  
 Property Class: 401                      1800 S MOREY RD  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B GRADE 125/FF	50.00	150.00	1.0000	1.0000	125	100		6,250
50 Actual Front Feet, 0.17 Total Acres                      Total Est. Land Value =								6,250

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 Mobile Home HUD                      Cls Low                      Blt 1967

(11) Heating System: Wall Furnace  
 Ground Area = 720 SF                      Floor Area = 720 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	720		
			Total:	28,159	9,855

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	144	1,179	413
Porches			
CCP (1 Story)	288	4,049	1,417
Water/Sewer			
Public Sewer	1	892	312
Water Well, 100 Feet	1	4,178	1,462
Built-Ins			
Appliance Allow.	1	1,243	435
Local Cost Items			
SANITARY SEWER	1	0	0                      *83% Good
Totals:			39,700                      13,894

Notes: Travelo Ser #26485

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV:                      6,947

2019 Est. T.C.V. 009-012-015-00				=	14,147	
Est. TCV/Total Floor Area = 19.65, Most recent sale 01/22/2007 for 27,000						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,300	7,300	7,300	7,025	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-200	0	0	0	75	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,100	7,100	7,100	7,193	7,100	0	

009-012-016-00                      2019 Est. T.C.V.                      VENHUIZEN PHILLIP D & ANNA C  
 Property Class: 401                      6022 W JAMES DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B GRADE 125/FF	50.00	150.00	1.0000	1.0000	125	100		6,250
50 Actual Front Feet, 0.17 Total Acres                      Total Est. Land Value =								6,250

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.19	448	0	0
Wood Frame	21.80	80	50	872
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 =				1,822

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls CD                      Blt 1983

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 984 SF                      Floor Area = 984 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	984		
Total:				88,261	60,016

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	933	634
3 Fixture Bath	1	2,929	1,992

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	528	15,914	10,822
Common Wall: 1 Wall	1	-1,906	-1,296

Water/Sewer

Public Sewer	1	1,006	684
Water Well, 100 Feet	1	4,280	2,910

Built-Ins

Appliance Allow.	1	1,467	998
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Local Cost Items

SANITARY SEWER	1	0	0	*90% Good
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Totals:                      112,884                      76,760

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCv:                      67,549

2019 Est. T.C.V. 009-012-016-00                      =                      75,621

Est. TCv/Total Floor Area = 76.85, Most recent sale 09/05/2014 for 67,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
34,300	34,300	34,300	30,584	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,500	0	0	734	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
37,800	37,800	37,800	31,318	31,318	31,318

009-012-017-00                      2019 Est. T.C.V.                      KRAFVE LOIS A TRUSTEE  
 Property Class: 401                      W JAMES 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 3 - 7 @\$2800			12.96 Acres		2800	100		36,288
			12.96 Total Acres				Total Est. Land Value =	36,288

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=70/100/100/100/70

Building Areas

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

Plumbing

3 Fixture Bath			1	-2,463	-1,724
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Water/Sewer

1000 Gal Septic			1	3,235	2,264
Water Well, 50 Feet			1	1,895	1,326

Garages

Class: D Exterior: Pole (Unfinished)					
Base Cost			832	12,954	9,068

Totals:                      15,621                      10,934

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      9,622

2019 Est. T.C.V. 009-012-017-00                      =                      45,910

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,600	23,600	23,600	17,022	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	0	408	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,000	23,000	23,000	17,430	17,430	0	

009-012-018-00 2019 Est. T.C.V. PAMIDA STORES OPERATING CO LLC  
 Property Class: 201 1960 S MOREY RD  
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M66 N OF JENNIN	210.00	308.00	1.0000	0.0000	350	100*		0
COMMERCIAL \$1/SQFT			1.49 Acres		43560	100		64,687
* denotes lines that do not contribute to the total acreage calculation.								
210 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =								64,687

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Commercial Local Cost Land Improvements				
Description	Rate	Size	% Good Arch Mult	Cash Value
PAVING	0.50	35750	50 100	8,937
Total Estimated Land Improvements True Cash Value =				8,937

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1980

Costs are taken from the Stores - Discount cost schedules.

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

Class: S Quality: Average  
 Stories: 1 Story Height: 14 Perimeter: 500

Base Rate for Upper Floors = 43.98

(10) Heating system: Package Heating & Cooling Cost/SqFt: 10.86 100%  
 Adjusted Square Foot Cost for Upper Floors = 54.84

Total Floor Area: 17,296 Base Cost New of Upper Floors = 948,513

Reproduction/Replacement Cost = 948,513  
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0  
 Total Depreciated Cost = 341,465

&lt;&lt;&lt;&lt;&lt; Segregated Cost Computations &gt;&gt;&gt;&gt;&gt;

Costs taken from Segregated Cost Section 3: Stores &amp; Commercial

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
(39) Miscellaneous Canopies & Marquees:						
Wood Frame	1 Up	23.60	1170	1.000	1.000	27,612
Total Cost of Lump-Sum Items =						27,612
Total Cost New =						27,612

Architectural Multiplier: 0.25

Reproduction/Replacement Cost = 6,903  
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0  
 Total Depreciated Cost = 2,485

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
STEEL SHIPPING DOCK	23.28	108	1.00	94	2,363

ECF (201C COMMERCIAL GROUP C) 0.530 => TCV of Bldg: 1 = 183,546  
 Replacement Cost/Floor Area= 55.38 Est. TCV/Floor Area= 10.61

Total Estimated True Cash Value of Commercial/Industrial Buildings = 183,546

2019 Est. T.C.V. 009-012-018-00 = 257,170

Est. TCV/Total Floor Area = 14.87, Most recent sale 01/08/2008 for 350,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
175,000	138,000	138,000	138,000	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-9,400	0	-9,400	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
128,600	128,600	128,600	141,312	128,600	0

009-012-018-25	2019 Est. T.C.V.	SJJP INVESTMENTS LLC
Property Class: 202		S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M-55/66 \$300	168.00	308.00	1.0000	0.0000	300	100*		0
COMMERCIAL \$.50/SQFT			1.19 Acres		21780	100		25,875
* denotes lines that do not contribute to the total acreage calculation.								
168 Actual Front Feet, 1.19 Total Acres								Total Est. Land Value = 25,875

2019 Est. T.C.V. 009-012-018-25	=	25,875
Est. TCV/Total Floor Area = 1.50, Most recent sale 02/24/2017 for 0		
2018 Assessed MBOR S.E.V. Base for Cap C.P.I.		
19,400 19,400 19,400 12,965 2.40		
2019 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 -6,500 0 0 -65 0		
2019 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
12,900 12,900 12,900 13,276 12,900 0		

009-012-018-75                      2019 Est. T.C.V.                      BRANDT GREGORY A & JEANENE S TTEE  
 Property Class: 201                      1964 S MOREY RD  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M66 N OF JENNIN	49.00	308.00	1.0000	0.0000	350	100*		0
COMMERCIAL \$ .50/SQFT			0.35 Acres		21780	100		7,536
* denotes lines that do not contribute to the total acreage calculation.								
49 Actual Front Feet, 0.35 Total Acres      Total Est. Land Value =								7,536

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Commercial Local Cost Land Improvements				
Description	Rate	Size	% Good Arch Mult	Cash Value
PAVING	0.50	7100	88      100	3,124
Total Estimated Land Improvements True Cash Value =				3,124

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 1980  
 Description of Occupancy: RETAIL STORE & OFFICES

Costs are taken from the Stores - Discount cost schedules.

<<<<<<                      Calculator Cost Computations                      >>>>>>  
 Class: D      Quality: Average  
 Stories: 1      Story Height: 14                      Perimeter: 187

Base Rate for Upper Floors = 54.23

(10) Heating system: Package Heating & Cooling      Cost/SqFt: 13.22      100%  
 Adjusted Square Foot Cost for Upper Floors = 67.45

Total Floor Area: 3,845                      Base Cost New of Upper Floors =      259,345

Reproduction/Replacement Cost =      259,345

Eff.Age:30      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0

Total Depreciated Cost =      103,738

ECF (201C COMMERCIAL GROUP C)                      0.530 => TCV of Bldg: 1 =      54,981

Replacement Cost/Floor Area= 67.45                      Est. TCV/Floor Area= 14.30

Total Estimated True Cash Value of Commercial/Industrial Buildings =      54,981

2019 Est. T.C.V. 009-012-018-75                      =      65,641

Est. TCV/Total Floor Area = 17.07

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
47,200	30,500	30,500	30,500	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	0	732	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,800	32,800	32,800	31,232	31,232	0	



009-012-018-85                      2019 Est. T.C.V.                      BRANDT GREGORY A & JEANENE S TTEE  
Property Class: 201                      1964 S MOREY RD  
Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*  
Description      Frontage      Depth      Front      Depth      Rate      %Adj.      Reason                      Value  
M66 N OF JENNIN      60.00      309.00      1.0000      0.0000      350      100\*                      0  
COMMERCIAL \$.50/SQFT                      0.43 Acres      21780      100                      9,278  
\* denotes lines that do not contribute to the total acreage calculation.  
60 Actual Front Feet, 0.43 Total Acres      Total Est. Land Value =      9,278

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Commercial Local Cost Land Improvements				
Description	Rate	Size	% Good Arch Mult	Cash Value
PAVING	0.50	7200	88      100	3,168
Total Estimated Land Improvements True Cash Value =				3,168

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 1980  
Description of Occupancy: PHARMACY

Costs are taken from the Stores - Discount cost schedules.

<<<<<<                      Calculator Cost Computations                      >>>>>>  
Class: C      Quality: Average  
Stories: 1      Story Height: 14                      Perimeter: 242

Base Rate for Upper Floors = 57.29

(10) Heating system: Package Heating & Cooling      Cost/SqFt: 12.65      100%  
Adjusted Square Foot Cost for Upper Floors = 69.94

Total Floor Area: 6,105                      Base Cost New of Upper Floors =      426,983

Reproduction/Replacement Cost =      426,983

Eff.Age:30      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0  
Total Depreciated Cost =      170,793

ECF (201C COMMERCIAL GROUP C)                      0.530 => TCV of Bldg: 1 =      90,520  
Replacement Cost/Floor Area= 69.94      Est. TCV/Floor Area= 14.83

Total Estimated True Cash Value of Commercial/Industrial Buildings =      90,520

2019 Est. T.C.V. 009-012-018-85                      =      102,966  
Est. TCV/Total Floor Area = 16.87  
2018 Assessed                      MBOR                      S.E.V.                      Base for Cap                      C.P.I.  
73,300                      48,400                      48,400                      48,400                      2.40  
2019      New Eq. Adjustment                      Loss                      Additions                      Tax Adjustment                      Losses  
0                      3,100                      0                      0                      1,161                      0  
2019 Assessed                      MBOR                      S.E.V.                      Capped                      ->Taxable<-                      PRE/MBT  
51,500                      51,500                      51,500                      49,561                      49,561                      0

009-012-019-00                      2019 Est. T.C.V.                      SMITH RICHAD L TRUST  
 Property Class: 401                      6916 W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	210.00	356.70	0.6502	1.0000	1500	100		204,803
BACK LOT A 2000/A		10.70	Acres		2000	100		21,400
BACK LOT A ROW		1.00	Acres		0	100		0
210 Actual Front Feet, 13.42 Total Acres      Total Est. Land Value =								226,203

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.16	120	25	515
Total Estimated Land Improvements True Cash Value =				515

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

(11) Heating System: Space Heater  
 Ground Area = 960 SF      Floor Area = 960 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	960		
Total:				76,221	45,732

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	770	462		
Water/Sewer					
Public Sewer	1	908	545		
Water Well, 200 Feet	1	7,734	4,640		
Built-Ins					
Appliance Allow.	1	1,266	760		
Local Cost Items					
SANITARY SEWER	1	0	0		*91% Good
Totals:				86,899	52,139

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:      67,781

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

(11) Heating System: Space Heater  
 Ground Area = 480 SF      Floor Area = 480 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	Crawl Space	480		
Total:				44,053	26,432

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	467		
Deck					
Treated Wood	60	1,421	853		
Water/Sewer					
Public Sewer	1	892	535		
Water Well, 200 Feet	1	7,592	4,555		
Built-Ins					
Appliance Allow.	1	1,243	746		
Totals:				55,979	33,588

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:      43,664

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Cost Est. for Res. Bldg: 3 Single Family 1S Cls D Blt 0

(11) Heating System: Space Heater  
 Ground Area = 588 SF Floor Area = 588 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	Crawl Space	588		
			Total:	52,141	31,284

Other Additions/Adjustments

Plumbing					
	Average Fixture(s)		1	778	467
Deck					
	Treated Wood		60	1,421	853
Water/Sewer					
	Water Well, 200 Feet		1	7,592	4,555
Built-Ins					
	Appliance Allow.		1	1,243	746
			Totals:	63,175	37,905

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 49,276

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Cost Est. for Res. Bldg: 4 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=60/100/100/100/60

Building Areas

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

Plumbing					
	3 Fixture Bath		1	-2,463	-1,478
Deck					
	Treated Wood		288	3,816	2,290
Garages					
Class: D Exterior: Block Foundation: 18 Inch (Unfinished)					
	Base Cost		390	10,955	6,573
			Totals:	12,308	7,385

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 9,601

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2019 Est. T.C.V. 009-012-019-00 = 397,040

Est. TCV/Total Floor Area = 195.78

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
185,100	185,100	185,100	124,983	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,400	0	2,999	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
198,500	198,500	198,500	127,982	127,982	0

009-012-019-35	2019 Est. T.C.V.	AVIATIEK LLC
Property Class: 401		6916 W JENNINGS RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	80.89	290.00	0.8867	1.0000	2200	100		157,792
81 Actual Front Feet, 0.54 Total Acres								Total Est. Land Value = 157,792

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	340	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	94	1,880
Total Estimated Land Improvements True Cash Value =				1,880

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 10 Blt 1996

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1632 SF Floor Area = 1632 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	Basement	1,632		
			Total:	195,891	166,500

## Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,651
Plumbing			
Average Fixture(s)	1	1,120	952
3 Fixture Bath	2	7,051	5,993
Porches			
WPP	536	6,813	5,791
WPP	174	3,207	2,726
Deck			
Treated Wood	70	1,604	1,363
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	936	26,676	22,675
Door Opener	2	830	705
Water/Sewer			
Public Sewer	1	1,134	964
Water Well, 100 Feet	1	4,407	3,746
Built-Ins			
Appliance Allow.	1	2,099	1,784
Fireplaces			
Prefab 1 Story	1	1,967	1,672
Local Cost Items			
SANITARY SEWER	1	0	0
Basement Living Area	1000	27,210	23,128
		Totals:	281,951 239,650

## Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 =&gt; TCV: 311,545

2019 Est. T.C.V. 009-012-019-35	=	471,217			
Est. TCV/Total Floor Area = 288.74, Most recent sale 05/25/2016 for 470,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
230,100	230,100	230,100	224,824	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,500	0	5,395	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
235,600	235,600	235,600	230,219	230,219	0

009-012-019-40	2019 Est. T.C.V.	AVIATIEK LLC
Property Class: 401		6834 W JENNINGS RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	100.00	341.00	0.8409	1.0000	2200	100		184,997
100 Actual Front Feet, 0.78 Total Acres				Total Est. Land Value =				184,997

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.06	169	95	3,220
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 =				5,645

Cost Est. for Res. Bldg: 1 Single Family 2S CIs C 10 Blt 1968

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2614 SF Floor Area = 4860 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Block	Slab	1,879		
1.5 Story	Siding	Slab	735		
Total:				413,516	289,452

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,116	781
3 Fixture Bath	2	7,025	4,917
2 Fixture Bath	1	2,350	1,645

## Porches

CCP (1 Story)	76	1,665	1,165
CGEP (1 Story)	61	4,098	2,869
WPP	175	3,206	2,244
CPP	64	1,113	779

## Water/Sewer

Public Sewer	1	1,155	808
Water Well, 100 Feet	1	4,490	3,143

## Built-Ins

Appliance Allow.	1	2,138	1,497
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## Fireplaces

Interior 2 Story	1	5,139	3,597
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## Local Cost Items

SANITARY SEWER	1	0	0	*71% Good
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Totals: 447,011 312,897

## Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCv: 406,766

2019 Est. T.C.V. 009-012-019-40 = 597,408

Est. TCv/Total Floor Area = 122.92, Most recent sale 01/18/2011 for 295,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
285,300	285,300	285,300	227,078	2.40	
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,400	0	0	5,449	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
298,700	298,700	298,700	232,527	232,527	0

009-012-019-45                      2019 Est. T.C.V.                      MOLITOR RUSSELL D & MARGARET A  
 Property Class: 401                      6894 W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	75.00	302.02	0.9036	1.0000	2200	100		149,094
75 Actual Front Feet, 0.52 Total Acres                      Total Est. Land Value =								149,094

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	2	97	1,940
Total Estimated Land Improvements True Cash Value =				1,940

Cost Est. for Res. Bldg: 1 Single Family 2S                      Cls C 10                      Blt 1995

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1320 SF                      Floor Area = 3436 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,320		
1 Story	Siding	Overhang	796		
			Total:	301,044	255,888

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,651
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Plumbing

Average Fixture(s)	1	1,120	952
3 Fixture Bath	1	3,525	2,996
2 Fixture Bath	1	2,359	2,005

Porches

WPP	510	6,487	5,514
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Balcony

Wood Balcony	48	1,484	1,261
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	796	28,537	24,256
Common Wall: 2 Wall	1	-4,076	-3,465
Door Opener	2	830	705
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Door Opener	3	1,244	1,057
Base Cost	1800	48,510	41,233

Water/Sewer

Public Sewer	1	1,134	964
Water Well, 100 Feet	1	4,407	3,746

Built-Ins

Appliance Allow.	1	2,099	1,784
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Local Cost Items

SANITARY SEWER	1	0	0
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Recreation Room	1300	19,071	9,535
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Totals:                      419,717                      350,082

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      455,107

2019 Est. T.C.V. 009-012-019-45                      =                      606,141

Est. TCV/Total Floor Area = 176.41

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
281,300	281,300	281,300	202,484	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,800	0	0	4,859	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
303,100	303,100	303,100	207,343	207,343	207,343	

009-012-019-50	2019 Est. T.C.V.	CRISSMAN JOHN D SR TRUST
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	6000				6000	100		6,000
Residentia 3 - 7 @\$2800		14.59 Acres			2800	100		40,852
20 Actual Front Feet, 14.71 Total Acres								Total Est. Land Value = 46,852

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2019 Est. T.C.V. 009-012-019-50 = 46,852

Est. TCV/Total Floor Area = 13.64

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,400	23,400	23,400	8,165	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	195	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,400	23,400	23,400	8,360	8,360	0	

009-012-019-52                      2019 Est. T.C.V.                      DOPP STEVEN & MISTY  
 Property Class: 401                      6874 W LAKEVIEW DR  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	72.00	258.00	0.9129	1.0000	2200	100		144,599
64 Actual Front Feet, 0.45 Total Acres                      Total Est. Land Value =								144,599

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	18.59	216	50	2,007
Wood Frame	21.25	120	50	1,275
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 =				4,232

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1056 SF                      Floor Area = 1056 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	1,056		
			Total:	106,368	85,094

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	896
3 Fixture Bath	1	3,525	2,820

Porches

WPP	216	3,575	2,860
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Deck

Treated Wood	216	3,309	2,647
Treated Wood	233	3,479	2,783

Water/Sewer

Public Sewer	1	1,134	907
Water Well, 100 Feet	1	4,407	3,526

Built-Ins

Appliance Allow.	1	2,099	1,679
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Local Cost Items

SANITARY SEWER	1	0	0	*85% Good
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Totals:                      129,016                      103,212

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCv:                      134,176

2019 Est. T.C.V. 009-012-019-52                      =                      283,007

Est. TCv/Total Floor Area = 268.00, Most recent sale 12/30/2014 for 215,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
135,200	135,200	135,200	115,416	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,300	0	0	2,769	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
141,500	141,500	141,500	118,185	118,185	0	



009-012-019-60 2019 Est. T.C.V. MCISAAC TIMOTHY P & PATRICIA L  
 Property Class: 401 6868 W LAKEVIEW DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	75.00	262.00	0.9036	1.0000	2200	100		149,094
75 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								149,094

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.79	667	0	0
D/W/P: Patio Blocks	14.32	373	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	2	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls BC Blt 2015

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1920 SF Floor Area = 2880 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,920		
			Total:	336,758	326,655

Other Additions/Adjustments

Exterior					
Stone Veneer		112	3,964	3,845	

Plumbing

Average Fixture(s)	1	1,649	1,600	
3 Fixture Bath	2	10,369	10,058	
2 Fixture Bath	1	3,473	3,369	

Porches

CCP (1 Story)	71	2,004	1,944	
WPP	505	8,267	8,019	
WSEP (1 Story)	207	10,257	9,949	

Garages

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

Base Cost	474	25,113	24,360	
Common Wall: 1 Wall	1	-2,365	-2,294	
Door Opener	1	518	502	
No Concrete Floor	237	-1,448	-1,405	

Water/Sewer

Public Sewer	1	1,452	1,408	
Water Well, 100 Feet	1	4,739	4,597	

Built-Ins

Appliance Allow.	1	3,016	2,926	
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Fireplaces

Prefab 2 Story	1	3,439	3,336	
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Local Cost Items

GENERATOR	1	1,500	1,425	*95% Good
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Totals: 412,705 400,294

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 520,383

2019 Est. T.C.V. 009-012-019-60 = 674,227

Est. TCV/Total Floor Area = 234.11

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
304,800	304,800	304,800	272,587	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	32,300	0	0	6,542	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
337,100	337,100	337,100	279,129	279,129	279,129	

009-012-019-70	2019 Est. T.C.V.	MCISAAC PAUL W
Property Class: 401		6862 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	75.00	262.00	0.9036	1.0000	2200	100		149,094
75 Actual Front Feet, 0.45 Total Acres								Total Est. Land Value = 149,094

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	1503	0	0
D/W/P: Patio Blocks	11.84	60	0	0
D/W/P: Brick on Sand	13.67	40	0	0
Wood Frame	21.25	120	50	1,275
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	2	95	4,750
Total Estimated Land Improvements True Cash Value =				7,846

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1997

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1439 SF Floor Area = 2297 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	840		
1 Story	Siding	Basement	599		
1 Story	Siding	Overhang	18		
			Total:	246,207	196,941

## Other Additions/Adjustments

Exterior				
Brick Veneer		160	2,086	1,669

Plumbing				
Average Fixture(s)		1	1,120	896
3 Fixture Bath		1	3,525	2,820

Deck				
Treated Wood		416	5,079	4,063
Treated Wood		314	4,226	3,381
Treated Wood		233	3,479	2,783

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost		624	23,980	19,184
Common Wall: 1.5 Wall		1	-3,057	-2,446
Door Opener		1	415	332

Water/Sewer				
Public Sewer		1	1,134	907
Water Well, 100 Feet		1	4,407	3,526

Built-Ins				
Appliance Allow.		1	2,099	1,679

Porches				
CCP (1 Story)		24	917	734

Local Cost Items				
SANITARY SEWER		1	0	0 *87% Good

Basement Living Area		1000	27,210	21,768
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Totals:			322,827	258,237
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## Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 =&gt; TCV: 335,708

2019 Est. T.C.V. 009-012-019-70 = 492,648

Est. TCV/Total Floor Area = 214.47

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
225,300	225,300	225,300	178,002	2.40

Parcel Number: 009-012-019-70

Page: 2

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2019	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,000	0	0	4,272	0
2019 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	246,300	246,300	246,300	182,274	182,274	182,274

009-012-019-80                      2019 Est. T.C.V.                      KEELEAN LARRY & LEONA  
 Property Class: 401                      6856 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	75.00	262.00	0.9036	1.0000	2200	100		149,094
75 Actual Front Feet, 0.45 Total Acres                      Total Est. Land Value =								149,094

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	1140	0	0
Wood Frame	19.98	160	50	1,598
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	2	95	4,750
Total Estimated Land Improvements True Cash Value =				6,348

Cost Est. for Res. Bldg: 1 Single Family 1.75S                      Cls C 10 Blt 1997

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1303 SF    Floor Area = 2280 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,303		
			Total:	237,817	202,126

Other Additions/Adjustments

Exterior  
 Brick Veneer                      160                      2,086                      1,773

Plumbing  
 Average Fixture(s)                      1                      1,120                      952  
 3 Fixture Bath                      1                      3,525                      2,996

Porches  
 CCP (1 Story)                      72                      1,592                      1,353  
 WPP                      432                      5,508                      4,682

Deck  
 Treated Wood                      60                      1,486                      1,263

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)  
 Base Cost                      440                      18,797                      15,977  
 Common Wall: 1.5 Wall                      1                      -3,057                      -2,598  
 Door Opener                      1                      415                      353

Water/Sewer  
 Public Sewer                      1                      1,134                      964  
 Water Well, 100 Feet                      1                      4,407                      3,746

Built-Ins  
 Appliance Allow.                      1                      2,099                      1,784

Fireplaces  
 Exterior 1 Story                      1                      4,942                      4,201

Local Cost Items  
 SANITARY SEWER                      1                      0                      0                      \*88% Good

Recreation Room                      902                      13,232                      11,247

Totals:                      295,103                      250,819

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCv:                      326,065

2019 Est. T.C.V. 009-012-019-80                      =                      481,507

Est. TCv/Total Floor Area = 211.19, Most recent sale 06/01/2001 for 329,000

2018 Assessed                      MBOR                      S.E.V.                      Base for Cap                      C.P.I.  
 229,000                      229,000                      229,000                      193,058                      2.40

2019                      New Eq. Adjustment                      Loss                      Additions                      Tax Adjustment                      Losses  
 0                      11,800                      0                      0                      4,633                      0

2019 Assessed                      MBOR                      S.E.V.                      Capped                      ->Taxable<-                      PRE/MBT

Parcel Number: 009-012-019-80

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240,800

240,800

240,800

197,691

197,691

197,691

009-012-019-90                                      2019 Est. T.C.V.                                      CRISSMAN FERRIN ALLISON LEIGH  
 Property Class: 401                                      W LAKEVIEW DR  
 Map #:                                      LAKE TOWNSHIP                                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	84.32	294.46	0.8775	1.0000	2200	100		162,785
84 Actual Front Feet, 0.57 Total Acres                                      Total Est. Land Value =								162,785

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 C                                      Blt 0

(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					
Deck					
	Treated Wood		80	1,718	1,460
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
	Base Cost		390	14,496	12,322
Totals:				16,214	13,782

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCv:                                      17,917

2019 Est. T.C.V. 009-012-019-90					=	181,652
Est. TCv/Total Floor Area =	0.00					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
90,400	90,400	90,400	24,341	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	0	584	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,800	90,800	90,800	24,925	24,925	0	

009-012-019-95	2019 Est. T.C.V.	ARDIS KEVIN PAUL
Property Class: 401		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	65.00	301.57	0.9365	1.0000	2200	100		133,921
65 Actual Front Feet, 0.45 Total Acres								Total Est. Land Value = 133,921

2019 Est. T.C.V. 009-012-019-95 = 133,921

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
67,000	67,000	67,000	67,000	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	
67,000	67,000	67,000	68,608	67,000	0	

009-012-020-00                      2019 Est. T.C.V.                      OHLE RICHARD L & NANCY L  
 Property Class: 402                                           W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1200/FF	24.00	193.00	1.0000	1.0000	1200	100		28,800
24 Actual Front Feet, 0.11 Total Acres                      Total Est. Land Value =								28,800

2019 Est. T.C.V. 009-012-020-00                      =                      28,800

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
14,400	14,400	14,400	11,356	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	272	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
14,400	14,400	14,400	11,628	11,628	0		



009-012-021-00	2019 Est. T.C.V.	REID PATRICK J ETAL
Property Class: 402		W RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$2800			11.20 Acres		2800	100		31,360
			11.20 Total Acres				Total Est. Land Value =	31,360

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2019 Est. T.C.V. 009-012-021-00 = 31,360

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,700	15,700	15,700	15,700	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	
15,700	15,700	15,700	16,076	15,700	0	

009-012-022-00                      2019 Est. T.C.V.                      BRANNAN KAREN S  
 Property Class: 401                      W RAILROAD 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
\$65 /FF	124.16	199.56	1.0000	1.0000	65	100		8,070
124 Actual Front Feet, 0.57 Total Acres                      Total Est. Land Value =								8,070

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.79	512	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family GRG                      Cls BC                      Blt 2011

(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					
Plumbing					
3	Fixture Bath		1	-5,184	-4,925
Garages					
Class: BC Exterior: Pole (Unfinished)					
	Door Opener		3	1,555	1,477
	Base Cost		2066	49,915	47,419
Totals:				46,286	43,971

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      38,694

2019 Est. T.C.V. 009-012-022-00				=	48,664
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/03/2010 for 25,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
21,800	21,800	21,800	19,318	2.40	
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment
0	2,500	0	0	463	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
24,300	24,300	24,300	19,781	19,781	0

009-012-022-08	2019 Est. T.C.V.	WINKEL JAMES L & KIMBERLY S
Property Class: 401		W RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
124 Actual Front Feet, 0.57 Total Acres								Total Est. Land Value = 8,000

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2019 Est. T.C.V. 009-012-022-08 = 8,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/16/2016 for 11,000

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	

009-012-022-15	2019 Est. T.C.V.	ALLEN MICHAEL J & CYNTHIA L TRUST
Property Class: 401		W RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS  
 \* Factors \* 2011 SPLIT PARLCEL 1

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	200.00	248.91	1.0000	1.0000	65	100		13,000
200 Actual Front Feet, 1.14 Total Acres Total Est. Land Value =								13,000

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2019 Est. T.C.V. 009-012-022-15	=	13,000			
Est. TCV/Total Floor Area =	0.00, Most recent sale 02/11/2011 for	14,000			
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
6,500	6,500	6,500	6,500	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
6,500	6,500	6,500	6,656	6,500	0

009-012-022-30	2019 Est. T.C.V.	SMITH RICHAD L TRUST
Property Class: 402		W RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> RURAL SITES 15K					15000	100		15,000
106 Actual Front Feet, 1.86 Total Acres							Total Est. Land Value =	15,000

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2019 Est. T.C.V. 009-012-022-30 = 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	4,451	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	106	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,500	7,500	7,500	4,557	4,557	0	

009-012-022-50                      2019 Est. T.C.V.                      ALLEN MICHAEL J & CYNTHIA L TRUST  
 Property Class: 401                      W RAILROAD 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
\$65 /FF	261.00	163.00	1.0000	1.0000	65	100		16,965
261 Actual Front Feet, 0.98 Total Acres      Total Est. Land Value =								16,965

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.67	64	94	1,424
Total Estimated Land Improvements True Cash Value =				1,424

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls CD                      Blt 2005

(11) Heating System: Electric Baseboard  
 Ground Area = 720 SF      Floor Area = 720 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	720		
Total:				64,903	58,412

Other Additions/Adjustments

Plumbing  
 Average Fixture(s)                      1                      933                      840

Porches  
 CCP (1 Story)                      416                      7,022                      6,320

Garages  
 Class: CD Exterior: Pole (Finished)  
 Door Opener                      2                      736                      662  
 Base Cost                      1152                      25,171                      22,654

Water/Sewer  
 Public Sewer                      1                      1,006                      905  
 Water Well, 100 Feet                      1                      4,280                      3,852

Built-Ins  
 Appliance Allow.                      1                      1,467                      1,320

Local Cost Items  
 SANITARY SEWER                      1                      0                      0                      \*95% Good

Totals:                      105,518                      94,965

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCv:                      83,569

2019 Est. T.C.V. 009-012-022-50				=	101,958
Est. TCv/Total Floor Area = 141.61, Most recent sale 11/19/2004 for 12,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
48,800	48,800	48,800	24,637	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,200	0	0	591	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
51,000	51,000	51,000	25,228	25,228	0

009-012-022-70	2019 Est. T.C.V.	SMITH RICHAD L TRUST
Property Class: 402		W RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
285 Actual Front Feet, 0.65 Total Acres								Total Est. Land Value = 8,000

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2019 Est. T.C.V. 009-012-022-70 = 8,000

Est. TCV/Total Floor Area = 11.11

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	2,416	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	57	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	2,473	2,473	0	

009-012-022-90	2019 Est. T.C.V.	ALDEN JOHN F
Property Class: 402		W RAILROAD 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 C>	.50	-1.0	AC	M/L	8000	100		8,000
330 Actual Front Feet, 0.73 Total Acres								Total Est. Land Value = 8,000

2019 Est. T.C.V. 009-012-022-90 = 8,000

Est. TCV/Total Floor Area = 11.11

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	2,416	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	57	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	2,473	2,473	0	



009-012-023-00	2019 Est. T.C.V.	NEDERHOOD DERRICK & JENNY
Property Class: 401		6681 LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$75/FF	234.00	521.23	1.0000	1.0000	75	100		17,550
234 Actual Front Feet, 2.80 Total Acres								Total Est. Land Value = 17,550

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	192	45	379
Total Estimated Land Improvements True Cash Value =				379

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1972

(11) Heating System: Forced Warm Air  
 Ground Area = 1478 SF Floor Area = 1478 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	980		
Addition	Siding	Crawl	498		
Total:				57,928	20,274

## Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	168	1,376	482
Plumbing			
Average Fixture(s)	1	568	199
Garages			
Class: D Exterior: Pole (Unfinished)			
Base Cost	768	12,165	4,258
Water/Sewer			
Public Sewer	1	892	312
Water Well, 100 Feet	1	4,178	1,462
Built-Ins			
Appliance Allow.	1	1,243	435
Local Cost Items			
SANITARY SEWER	1	0	0 *94% Good

Totals: 78,350 27,422

## Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 =&gt; TCV: 13,711

2019 Est. T.C.V. 009-012-023-00 = 31,640

Est. TCV/Total Floor Area = 21.41, Most recent sale 09/14/2017 for 47,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
15,900	15,900	15,900	15,900	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-100	0	0	-100	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,800	15,800	15,800	16,281	15,800	0

009-012-024-00	2019 Est. T.C.V.	GAFFNEY JACK S & DEBORAH
Property Class: 402		W RAILROAD 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
120 Actual Front Feet,	0.28	Total Acres			Total Est.		Land Value =	6,000

2019 Est. T.C.V. 009-012-024-00 = 6,000

Est. TCV/Total Floor Area = 4.06, Most recent sale 04/11/2018 for 8,000

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			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
3,000	3,000	3,000	3,072	3,000	3,000		

009-012-025-00                      2019 Est. T.C.V.                      HARRIS RYAN R & TARA C &  
 Property Class: 401                      1701 S OAKWOOD 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
57 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 Ren. Conc.	6.21	1600	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	2	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls C 5 Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1731 SF    Floor Area = 2164 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,152		
1.25 Story	Siding	Crawl Space	579		
			Total:	226,477	208,323

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	1,030
3 Fixture Bath	1	3,525	3,243
2 Fixture Bath	1	2,359	2,170

Porches

CCP (1 Story)	128	2,676	2,462
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Deck

Treated Wood	284	3,956	3,640
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Garages

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

Base Cost	624	19,893	18,302
Storage Over Garage	312	3,254	2,994
Door Opener	2	830	764

Water/Sewer

Public Sewer	1	1,134	1,043
Water Well, 100 Feet	1	4,407	4,054

Built-Ins

Appliance Allow.	1	2,099	1,931
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Fireplaces

Exterior 1 Story	1	4,942	4,547
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Local Cost Items

SANITARY SEWER	1	0	0	*95% Good
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Recreation Room	972	14,259	13,118
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Totals:                      290,931                      267,621

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      235,506

2019 Est. T.C.V. 009-012-025-00                      =                      248,256

Est. TCV/Total Floor Area = 114.72, Most recent sale 02/07/2018 for 260,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
112,900	112,900	112,900	85,713	2.40		
2019 New Eq.	Adj.	Loss	Additions	Tax Adjustment	Losses	
0	11,200	0	0	38,387	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
124,100	124,100	124,100	87,770	124,100	124,100	

009-012-025-80	2019 Est. T.C.V.	FLORY PATRIK G & TAMMY S
Property Class: 401		S OAKWOOD 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 A> GROUP A		\$5000			5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2019 Est. T.C.V. 009-012-025-80 = 5,000

Est. TCV/Total Floor Area = 2.31, Most recent sale 03/12/2018 for 5,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
2,500	2,500	2,500	503	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	1,997	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
2,500	2,500	2,500	515	2,500	0			

009-012-026-00                      2019 Est. T.C.V.                      LUND JAMES A & HEATHER R  
 Property Class: 401                      6433 RAILROAD 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 C>	.50	-1.0	AC	M/L	8000	100		8,000
			0.560	Acres	0	100		0
264 Actual Front Feet, 0.56 Total Acres      Total Est. Land Value =								8,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.02	480	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 BOCA/STATE      Cls D      Blt 1983

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 960 SF      Floor Area = 960 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	960		
			Total:	79,936	55,955

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1		778	545
Water/Sewer					
1000 Gal Septic		1		3,235	2,264
Water Well, 100 Feet		1		4,178	2,925
Deck					
Treated Wood		192		2,924	2,047
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		624		13,772	9,640
Built-Ins					
Appliance Allow.		1		1,243	870
Fireplaces					
Wood Stove		1		1,350	945
Breezeways					
Frame Wall		96		3,859	2,701
Totals:				111,275	77,892

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV:      46,735

2019 Est. T.C.V. 009-012-026-00                      =      55,685

Est. TCV/Total Floor Area = 58.01, Most recent sale 08/01/1996 for 46,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,000	25,000	25,000	20,809	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	499	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,800	27,800	27,800	21,308	21,308	21,308	

009-012-027-00                      2019 Est. T.C.V.                      VANDERSTOW KARL L  
 Property Class: 401                      6375 W RAILROAD 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
125 Actual Front Feet, 0.29 Total Acres                      Total Est. Land Value =								6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.76	1104	0	0
Wood Frame	31.38	80	50	1,255
Wood Frame	23.95	200	50	2,395

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 =				4,600

Cost Est. for Res. Bldg: 1 Mobile Home HUD                      Cls Good                      Blt 1984

(11) Heating System: Forced Warm Air  
 Ground Area = 1508 SF                      Floor Area = 1508 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	Siding	Comp.Shingle	980		
Addition	Siding	Crawl	432		
Addition	Siding	Crawl	96		
			Total:	93,543	41,159

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	939		413

Porches					
WCP (1 Story)		96	3,904		1,718

Deck					
Treated Wood		196	3,303		1,453
w/Roof (Roof portion)		980	15,533		6,835

Water/Sewer					
Public Sewer		1	1,452		639
Water Well, 100 Feet		1	4,739		2,085

Built-Ins					
Appliance Allow.		1	3,016		1,327

Garages

Class: BC Exterior: Pole (Unfinished)					
Base Cost		1440	34,790		15,308

Local Cost Items

SANITARY SEWER		1	0	0	*80% Good
			Totals:	161,219	70,937

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV:                      35,469

2019 Est. T.C.V. 009-012-027-00                      =                      46,069

Est. TCV/Total Floor Area = 30.55

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,600	16,600	16,600	16,117	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,400	0	0	386	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,000	23,000	23,000	16,503	16,503	16,503	

009-012-028-00                      2019 Est. T.C.V.                      HARTFORD MICHAEL R & JANET E  
 Property Class: 401                                                                6405 W RAILROAD 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
111 Actual Front Feet, 0.26 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	800	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 1S                      Cls C -5 Blt 1980

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1906 SF    Floor Area = 1906 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	1,906		
Total:				190,958	133,685

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	784
3 Fixture Bath	1	3,525	2,467

Porches

WPP	560	7,112	4,978
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Garages

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

Common Wall: 2 Wall	1	-4,076	-2,853
Base Cost	1164	38,202	26,741

Water/Sewer

Public Sewer	1	1,134	794
Water Well, 100 Feet	1	4,407	3,085

Built-Ins

Appliance Allow.	1	2,099	1,469
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Fireplaces

Exterior 1 Story	1	4,942	3,459
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Local Cost Items

SANITARY SEWER	1	0	0	*88% Good
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Totals:                      249,423                      174,609

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      153,656

2019 Est. T.C.V. 009-012-028-00                      =                      160,606

Est. TCV/Total Floor Area = 84.26

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,200	72,200	72,200	52,640	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,100	0	0	1,263	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,300	80,300	80,300	53,903	53,903	53,903	

009-012-029-00	2019 Est. T.C.V.	ROWELL ROBIN GAYLE TRUST
Property Class: 402		W RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> RURAL SITES 15K					15000	100		15,000
		0.860 Acres			0	100		0
210 Actual Front Feet, 0.86 Total Acres					Total Est. Land Value =			15,000

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2019 Est. T.C.V. 009-012-029-00 = 15,000

Est. TCV/Total Floor Area = 7.87

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,500	7,500	7,500	2,063	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	49	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,500	7,500	7,500	2,112	2,112	0	



009-012-030-00                      2019 Est. T.C.V.                      LINE ROBERT S & BARBARA C  
 Property Class: 402                      W RAILROAD 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
110 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	6,000

2019 Est. T.C.V. 009-012-030-00                      =                      6,000

Est. TCV/Total Floor Area = 3.15, Most recent sale 08/08/2017 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	0	

009-012-031-00                      2019 Est. T.C.V.                      LINE ROBERT S & BARBARA C  
 Property Class: 402                      X 6195 RAILROAD  
 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, 0.32 Total Acres                      Total Est. Land Value =								6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	220	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 5 Blt 2012

(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: C Exterior: Pole (Unfinished)

Base Cost	824	16,365	15,547
Storage Over Garage	824	8,594	8,164
Door Opener	1	415	394
Totals:		25,374	24,105

Notes: GARAGE ONLY

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCv: 21,212

2019 Est. T.C.V. 009-012-031-00	=	28,162			
Est. TCv/Total Floor Area = 0.00, Most recent sale 01/07/2004 for 0					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
11,500	11,500	11,500	10,497	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	251	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,100	14,100	14,100	10,748	10,748	0

009-012-032-00                      2019 Est. T.C.V.                      CUPP ROBERT B JR & KATHLEEN  
 Property Class: 401                      1666 S ELMWOOD 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
145 Actual Front Feet,		0.33	Total Acres				Total Est. Land Value =	6,000

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls CD                      Blt 1940

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1128 SF    Floor Area = 1128 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	1,128			*79% Good
			Total:	99,342	78,481	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	737
3 Fixture Bath	1	2,929	2,314

Deck

Treated Wood	140	2,433	1,922
Treated Wood	254	3,592	2,838

Water/Sewer

Public Sewer	1	1,006	795
Water Well, 100 Feet	1	4,280	3,381

Built-Ins

Appliance Allow.	1	1,467	1,159
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Fireplaces

Exterior 1 Story	1	4,331	3,421
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Local Cost Items

SANITARY SEWER	1	0	0	*95% Good
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Totals:                      120,313                      95,048

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      83,642

2019 Est. T.C.V. 009-012-032-00                      =                      89,642

Est. TCV/Total Floor Area = 79.47, Most recent sale 06/06/2007 for 67,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,700	40,700	40,700	33,169	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,100	0	0	796	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,800	44,800	44,800	33,965	33,965	0	

009-012-033-00                      2019 Est. T.C.V.                      LINE ROBERT S & BARBARA C  
 Property Class: 402                      W RAILROAD ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	55.00	100.00	1.0000	1.0000	65	100		3,575
55 Actual Front Feet, 0.13 Total Acres                      Total Est. Land Value =								3,575

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2019 Est. T.C.V. 009-012-033-00                      =                      3,575

Est. TCV/Total Floor Area = 3.17, Most recent sale 01/07/2004 for 0

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
1,800	1,800	1,800	1,566	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	37	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
1,800	1,800	1,800	1,603	1,603	0			

009-012-034-00	2019 Est. T.C.V.	KENNEDY FAMILY LIVING TRUST
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					6000	100		6,000
55 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	6,000

2019 Est. T.C.V. 009-012-034-00 = 6,000

Est. TCV/Total Floor Area = 5.32

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,500	2,500	2,500	706	2.40			
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	500	0	0	16	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
3,000	3,000	3,000	722	722	0		

009-012-035-00	2019 Est. T.C.V.	FERRICK BRIAN & KARYN
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					6000	100		6,000
55 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	6,000

2019 Est. T.C.V. 009-012-035-00 = 6,000

Est. TCV/Total Floor Area = 5.32

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,500	2,500	2,500	1,566	2.40			
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	500	0	0	37	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
3,000	3,000	3,000	1,603	1,603	0		

009-012-036-00	2019 Est. T.C.V.	LOTT JAMES R
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	165.00	118.27	1.0000	1.0000	40	100		6,600
165 Actual Front Feet, 0.45 Total Acres								Total Est. Land Value = 6,600

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2019 Est. T.C.V. 009-012-036-00 = 6,600

Est. TCV/Total Floor Area = 5.85

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	585	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-410	1,290	0	-1,671	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,300	3,300	3,300	599	599	0	

009-012-036-75	2019 Est. T.C.V.	SELENO RICHARD R & KATHY L
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	55.00	100.03	1.0000	1.0000	40	100		2,200
55 Actual Front Feet, 0.13 Total Acres      Total Est. Land Value =								2,200

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2019 Est. T.C.V. 009-012-036-75 = 2,200

Est. TCV/Total Floor Area = 1.95, Most recent sale 10/18/2018 for 3,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
0	0	0	586	2.40			
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
1,100	0	0	0	1,100	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
1,100	1,100	1,100	600	1,100	0		



009-012-037-00 2019 Est. T.C.V. ALLEN MICHAEL J & CYNTHIA L TRUST  
 Property Class: 401 W LAKEVIEW 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 G> RURAL SITES 15K					15000	100		15,000
<Site Value G> RURAL SITES 15K					15000	100		15,000
200 Actual Front Feet, 0.78 Total Acres Total Est. Land Value =								30,000

Cost Est. for Res. Bldg: 1 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
Other Additions/Adjustments					

Plumbing

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

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	2016	54,331	53,788		

Totals: 50,806 50,298

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCv: 44,262

2019 Est. T.C.V. 009-012-037-00 = 74,262

Est. TCv/Total Floor Area = 0.00, Most recent sale 08/06/2008 for 30,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,000	15,000	15,000	5,136	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
11,000	11,100	0	6,616	123	0	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,100	37,100	37,100	11,875	11,875	0	0

009-012-037-85                              2019 Est. T.C.V.                              GREMEL GARY D & MONICA M  
 Property Class: 402                              W LAKEVIEW 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	100.08	100.11	1.0000	1.0000	40	100		4,003
40/FF	75.00	100.00	1.0000	1.0000	40	100		3,000
175 Actual Front Feet, 0.40 Total Acres          Total Est. Land Value =								7,003

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	23.44	66	0	0
D/W/P: 4in Ren. Conc.	6.21	705	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	2	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 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
Other Additions/Adjustments					
Plumbing					
3	Fixture Bath		1	-3,525	-3,490
Garages					
Class: C Exterior: Pole (Unfinished)					
	Storage Over Garage		648	6,759	6,691
	Door Opener		3	1,244	1,232
	Base Cost		2304	42,186	41,764
Deck					
	w/Roof (Roof portion)		672	7,735	7,658
Totals:				54,399	53,855

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                              47,392

2019 Est. T.C.V.	009-012-037-85	=	59,395		
Est. TCV/Total Floor Area = 0.00					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
25,500	25,500	25,500	25,500	2.40	
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,200	0	0	612	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
29,700	29,700	29,700	26,112	26,112	0

009-012-037-95	2019 Est. T.C.V.	DRAGHT WILLIAM ET AL
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	70.00	100.00	1.0000	1.0000	40	100		2,800
70 Actual Front Feet, 0.16 Total Acres								Total Est. Land Value = 2,800

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2019 Est. T.C.V. 009-012-037-95 = 2,800

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,400	1,400	1,400	1,400	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	
1,400	1,400	1,400	1,433	1,400	0	