

009-016-001-00	2019 Est. T.C.V.	PITZ AMY
Property Class: 401		9231 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	200.67	498.10	1.0000	1.0000	40	100		8,027
201 Actual Front Feet, 2.30 Total Acres Total Est. Land Value =								8,027

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.67	64	25	379
Total Estimated Land Improvements True Cash Value =				379

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 1975
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(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1008 SF Floor Area = 1008 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	1,008		
			Total:	103,104	67,017

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,639	1,065
Plumbing			
Average Fixture(s)	1	933	606
3 Fixture Bath	1	2,929	1,904
Water/Sewer			
1000 Gal Septic	1	3,453	2,244
Water Well, 50 Feet	1	1,962	1,275
Built-Ins			
Appliance Allow.	1	1,467	954
Porches			
CPP	16	320	208
CPP	16	320	208
Recreation Room	1008	14,172	7,086
		Totals:	82,567

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 72,659

2019 Est. T.C.V. 009-016-001-00	=	81,065			
Est. TCV/Total Floor Area = 80.42, Most recent sale 07/23/2009 for 62,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
38,700	38,700	38,700	31,125	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,800	0	0	747	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,500	40,500	40,500	31,872	31,872	31,872

009-016-002-00 2019 Est. T.C.V. DAHLQUIST BRENT & AUTUMN
 Property Class: 401 9119 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	193.87	519.30	1.0000	1.0000	40	100		7,755
194 Actual Front Feet, 2.31 Total Acres Total Est. Land Value =								7,755

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	162	46	349
Total Estimated Land Improvements True Cash Value =				349

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1957

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 816 SF Floor Area = 816 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	816		
Total:				86,515	56,234

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,639	1,065
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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, 50 Feet	1	1,962	1,275

Porches

WGEP (1 Story)	48	4,141	2,692
WGEP (2 Story)	78	9,056	5,886

Garages

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

Base Cost	576	15,022	9,764
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Built-Ins

Appliance Allow.	1	1,467	954
Recreation Room	754	10,601	5,300

Totals: 136,759 87,300

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 76,824

2019 Est. T.C.V. 009-016-002-00 = 84,928

Est. TCV/Total Floor Area = 104.08, Most recent sale 08/01/2002 for 75,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,000	41,000	41,000	33,381	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	0	801	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,500	42,500	42,500	34,182	34,182	0	

009-016-003-00	2019 Est. T.C.V.	SWINEHART TIM E
Property Class: 401		9081 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			3.440 Acres		3,634	100		12,500
			3.44 Total Acres				Total Est. Land Value =	12,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	40	60	106
Total Estimated Land Improvements True Cash Value =				106

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1280 SF Floor Area = 1280 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Basement	1,280			*71% Good
			Total:	113,601	78,428	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	552
3 Fixture Bath	1	2,463	1,749

Water/Sewer

1000 Gal Septic	1	3,235	2,297
Water Well, 50 Feet	1	1,895	1,345

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	864	13,349	9,478	*71% Good
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Built-Ins

Appliance Allow.	1	1,243	883
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Totals:	136,564	94,732
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Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 83,364

2019 Est. T.C.V. 009-016-003-00 = 95,970

Est. TCV/Total Floor Area = 74.98

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,300	42,300	42,300	31,996	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	767	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
48,000	48,000	48,000	32,763	32,763	32,763

009-016-004-00	2019 Est. T.C.V.	TESSLER AUGUST
Property Class: 401		9051 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	333.00	678.91	1.0000	1.0000	40	100		13,320
333 Actual Front Feet, 5.19 Total Acres								Total Est. Land Value = 13,320

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

(11) Heating System: Space Heater
 Ground Area = 1415 SF Floor Area = 1415 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	Slab	1,415		
			Total:	103,389	66,167

Other Additions/Adjustments

Plumbing

Average Fixture(s) 1 778 498

Water/Sewer

1000 Gal Septic	1	3,235	2,070
Water Well, 50 Feet	1	1,895	1,213

Porches

CSEP (1 Story) 96 2,896 1,853

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost 672 10,960 7,014

Class: D Exterior: Pole (Unfinished)

Base Cost 384 7,323 6,737 *92% Good

Built-Ins

Appliance Allow. 1 1,243 796

Totals: 131,719 86,348

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 75,986

2019 Est. T.C.V. 009-016-004-00 = 89,306

Est. TCV/Total Floor Area = 63.11

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,600	38,600	38,600	32,315	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,100	0	0	775	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,700	44,700	44,700	33,090	33,090	33,090	

009-016-005-00 2019 Est. T.C.V. TEMPLEMAN ALEXANDER
 Property Class: 401 2150 S BLODGETT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$2800			7.00 Acres		2800	100		19,600
			7.00 Total Acres				Total Est. Land Value =	19,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	4.60	750	0	0
D/W/P: 4in Concrete	4.60	200	0	0
Wood Frame	17.76	96	50	852
Wood Frame	14.06	324	50	2,277
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 =				4,079

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D 10 Blt 1998

(11) Heating System: Forced Heat & Cool
 Ground Area = 1248 SF Floor Area = 1248 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	1,248		
			Total:	115,368	92,289

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	622
3 Fixture Bath	1	2,463	1,970

Water/Sewer

1000 Gal Septic	1	3,235	2,588
Water Well, 100 Feet	1	4,178	3,342

Deck

Treated Wood	60	1,421	1,137
Treated Wood	160	2,597	2,078

Built-Ins

Appliance Allow.	1	1,243	994
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Garages

Class: D Exterior: Pole (Unfinished)				
Base Cost	1120	16,229	12,983	

Totals: 147,512 118,003

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.400 => TCv: 47,201

2019 Est. T.C.V. 009-016-005-00 = 70,880

Est. TCv/Total Floor Area = 56.79, Most recent sale 03/03/2017 for 70,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,900	34,900	34,900	34,900	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	500	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,400	35,400	35,400	35,737	35,400	0	

009-016-006-00	2019 Est. T.C.V.	BROWN PAUL
Property Class: 401		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 25/FF	123.33	830.00	1.0000	1.0000	25	100		3,083
123 Actual Front Feet, 2.35 Total Acres								Total Est. Land Value = 3,083

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

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

Class: D Quality: Average
 Stories: 0 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 26.46

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 2.90 100%
 Adjusted Square Foot Cost for Upper Floors = 29.36

Total Floor Area: 768 Base Cost New of Upper Floors = 22,548

Reproduction/Replacement Cost = 22,548

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0
 Total Depreciated Cost = 8,117

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 7,306
 Replacement Cost/Floor Area= 29.36 Est. TCV/Floor Area= 9.51

Total Estimated True Cash Value of Commercial/Industrial Buildings = 7,306

2019 Est. T.C.V. 009-016-006-00 = 10,389

Est. TCV/Total Floor Area = 13.53, Most recent sale 03/29/2018 for 20,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,900	4,900	4,900	1,306	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	0	3,894	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,200	5,200	5,200	1,337	5,200	0	

009-016-007-00 2019 Est. T.C.V. BEERENS KELLY W
 Property Class: 401 9131 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	269.00	508.80	1.0000	1.0000	40	100		10,760
269 Actual Front Feet, 3.14 Total Acres Total Est. Land Value =								10,760

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	440	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 1.25S Cls C 10 Blt 1969

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1278 SF Floor Area = 1478 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	798		
1 Story	Siding	Basement	480		
Total:				162,095	121,553

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade 1 1,942 1,456

Plumbing

Average Fixture(s) 1 1,120 840
 3 Fixture Bath 1 3,525 2,644

Water/Sewer

1000 Gal Septic 1 3,691 2,768
 Water Well, 50 Feet 1 2,038 1,528

Garages

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

Base Cost 480 19,944 14,958
 Common Wall: 1 Wall 1 -2,038 -1,528
 Door Opener 1 415 311

Built-Ins

Appliance Allow. 1 2,099 1,574
 Recreation Room 405 5,941 4,456

Totals: 200,772 150,560

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCv: 132,493

2019 Est. T.C.V. 009-016-007-00 = 144,193

Est. TCv/Total Floor Area = 97.56, Most recent sale 02/18/2015 for 128,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
65,200	65,200	65,200	61,708	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,900	0	0	1,480	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
72,100	72,100	72,100	63,188	63,188	63,188	

009-016-008-00 2019 Est. T.C.V. CHASE MICHAEL P
 Property Class: 401 2230 BLODGETT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			10.000	Acres	2,100	100		21,000
		10.00	Total	Acres	Total	Est.	Land Value =	21,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	480	71	1,595
Total Estimated Land Improvements	True	Cash Value =		1,595

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1496 SF Floor Area = 1496 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	1,496		
			Total:	143,588	93,333

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, 50 Feet	1	1,962	1,275

Porches

CCP (1 Story)	120	2,309	1,501
CCP (1 Story)	24	858	558

Garages

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

Base Cost	780	20,896	13,582
Common Wall: 1 Wall	1	-1,906	-1,239
Door Opener	1	368	239
Class: CD Exterior: Pole (Unfinished)			
Base Cost	768	13,862	9,010

Built-Ins

Appliance Allow.	1	1,467	954
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Fireplaces

Interior 1 Story	1	3,567	2,319
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Totals: 193,327 125,662

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 110,583

2019 Est. T.C.V. 009-016-008-00 = 133,178

Est. TCV/Total Floor Area = 89.02

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
63,300	63,300	63,300	52,688	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,300	0	0	1,264	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
66,600	66,600	66,600	53,952	53,952	53,952	

009-016-009-00	2019 Est. T.C.V.	CHASE MIKE & DENISE
Property Class: 401		2210 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$2800			5.00 Acres		2800	100		14,000
			5.00 Total Acres				Total Est. Land Value =	14,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	16.84	120	25	505
			Total Estimated Land Improvements True Cash Value =	505

2019 Est. T.C.V. 009-016-009-00 = 14,505

Est. TCV/Total Floor Area = 9.70, Most recent sale 02/02/2015 for 14,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,100	7,100	7,100	7,100	2.40	
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	170	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,300	7,300	7,300	7,270	7,270	7,270

009-016-010-00 2019 Est. T.C.V. SHERMAN DAVID PATRICK
 Property Class: 101 9491 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 66 - 120 Acres			40.00 Acres		3300	100		132,000
AG SW 2016 UNTILLABLE			39.00 Acres		1800	100		70,200
AG SW 2016 ROW			1.00 Acres		0	100		0
			80.00 Total Acres				Total Est. Land Value =	202,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.47	24	50	53
D/W/P: 3.5 Concrete	4.47	336	50	751
			Total Estimated Land Improvements True Cash Value =	804

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

(11) Heating System: Wall/Floor Furnace
 Ground Area = 951 SF Floor Area = 951 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	654		
1 Story	Siding	Crawl Space	297		
			Total:	76,029	41,817

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1		778	428
Water/Sewer					
1000 Gal Septic		1		3,235	1,779
Water Well, 50 Feet		1		1,895	1,042
Porches					
CGEP (1 Story)			284	9,517	5,234
CGEP (1 Story)			130	5,535	3,044
Built-Ins					
Appliance Allow.		1		1,243	684
			Totals:	98,232	54,028

Notes:

ECF (101 AGRICULTURE) 0.900 => TCV: 48,625

Ag. Bld 1 0, 4 Wall Barn, General Purpose Class:D,Frame Quality:Low Cost
 Height: 14 ft

Description	Rate	Size	Cost New
Base Cost	12.79	1160	14,836
Default Walls	7.97	1160	9,245
Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/25/100/5			Depr. Cost = 1,204
ECF (101 AGRICULTURE)	0.950 =>	TCV of Bldg: 1 =	1,144

Ag. Bld 2 0, Lean-To Utility Shed, Lean-To Class:D,Pole Quality:Low Cost
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	2.34	240	562
Default Walls	4.52	180	814
Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/100/100/20			Depr. Cost = 275
ECF (101 AGRICULTURE)	0.950 =>	TCV of Bldg: 2 =	261

Ag. Bld 3 0, Lean-To Utility Shed, Lean-To Class:D,Pole Quality:Low Cost
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	2.16	400	864
Default Walls	4.17	300	1,251

Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/100/100/20 Depr. Cost = 423
 Parcel Number: 009-016-010-00 Page: 2

ECF (101 AGRICULTURE) 0.950 => TCV of Bldg: 3 = 402

Ag. Bld 4 0, Lean-To Loafing Shed Class:D,Pole Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	2.72	768	2,089
Default Walls	4.29	576	2,471

Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64 Depr. Cost = 2,918
ECF (101 AGRICULTURE) 0.950 => TCV of Bldg: 4 = 2,772

Ag. Bld 5 0, Lean-To Loafing Shed Class:D,Pole Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	3.15	288	907
Default Walls	4.98	216	1,076

Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64 Depr. Cost = 1,269
ECF (101 AGRICULTURE) 0.950 => TCV of Bldg: 5 = 1,206

Ag. Bld 6 2015, Lean-To Loafing Shed Class:D,Pole Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	3.11	336	1,045
Default Walls	4.91	252	1,237

Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96 Depr. Cost = 2,191
ECF (101 AGRICULTURE) 0.950 => TCV of Bldg: 6 = 2,081

Ag. Bld 7 0, Lean-To Loafing Shed Class:D,Pole Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	2.98	416	1,240
Default Walls	4.70	312	1,466

Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64 Depr. Cost = 1,732
ECF (101 AGRICULTURE) 0.950 => TCV of Bldg: 7 = 1,645

Ag. Bld 8 0, Lean-To Loafing Shed Class:D,Pole Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	2.64	900	2,376
Default Walls	4.17	675	2,815

Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64 Depr. Cost = 3,322
ECF (101 AGRICULTURE) 0.950 => TCV of Bldg: 8 = 3,156

Ag. Bld 9 2016, Lean-To Barn, General Purpose Class:D,Pole Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	14.72	384	5,652
Default Walls	4.93	288	1,420

Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98 Depr. Cost = 6,931
ECF (101 AGRICULTURE) 0.950 => TCV of Bldg: 9 = 6,584

Total Estimated True Cash Value of Agricultural Buildings = 19,251

2019 Est. T.C.V. 009-016-010-00 = 270,880

Est. TCV/Total Floor Area = 284.84

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
135,000	135,000	135,000	43,769	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	400	0	0	1,050	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
135,400	135,400	135,400	44,819	44,819	44,819

009-016-011-00 2019 Est. T.C.V. CHASE MICHAEL P & DENISE K
 Property Class: 401 2266 S BLODGETT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			9.000	Acres	2,256	100		20,300
9.00 Total Acres Total Est. Land Value =								20,300

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.74	1200	0	0
Metal Prefab/Conc.	23.88	162	50	1,934
Wood Frame	27.31	117	50	1,597

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				4,531

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1986

(11) Heating System: Forced Warm Air
 Ground Area = 840 SF Floor Area = 840 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	840		
Total:				51,131	33,234

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical 148 1,341 872

Plumbing

Average Fixture(s) 1 939 610

Water/Sewer

1000 Gal Septic 2 8,554 5,560
 Water Well, 50 Feet 2 4,433 2,881

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 396 13,100 8,515

Built-Ins

Appliance Allow. 1 3,016 1,960

Deck

w/Roof (Roof portion) 1024 16,230 10,549

Totals: 98,744 64,181

Notes: 1986 HOLLY PARK

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 32,091

2019 Est. T.C.V. 009-016-011-00 = 56,922

Est. TCV/Total Floor Area = 67.76, Most recent sale 03/01/2004 for 59,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,700	25,700	25,700	24,901	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,800	0	597	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,500	28,500	28,500	25,498	25,498	0	

009-016-012-00	2019 Est. T.C.V.	HARRISON JENNIFER
Property Class: 401		2246 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	99.00	440.00	1.0000	1.0000	40	100		3,960
99 Actual Front Feet, 1.00 Total Acres								Total Est. Land Value = 3,960

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.62	64	50	852
Total Estimated Land Improvements True Cash Value =				852

Cost Est. for Res. Bldg: 1	Mobile Home	HUD	Cls Average	Blt 1984
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(11) Heating System: Wall Furnace
 Ground Area = 1116 SF Floor Area = 1116 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	924		
Addition	Siding	Crawl	192		
			Total:	52,377	18,333

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	160	1,379	483	
Plumbing				
Average Fixture(s)	1	731	256	
Water/Sewer				
1000 Gal Septic	1	3,691	1,292	
Water Well, 50 Feet	1	2,038	713	
Built-Ins				
Appliance Allow.	1	2,099	735	
Totals:			62,315	21,812

Notes: 1984 REDMAN

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 10,906

2019 Est. T.C.V. 009-016-012-00 = 15,718

Est. TCV/Total Floor Area = 14.08, Most recent sale 05/07/2010 for 9,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,400	7,400	7,400	7,025	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	168	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,900	7,900	7,900	7,193	7,193	0	

009-016-013-00 2019 Est. T.C.V. BOROWSKI ILENE
 Property Class: 401 2350 S BLODGETT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000		10.00	Acres		2000	100		20,000
		10.00	Total Acres				Total Est. Land Value =	20,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D 10 Blt 1979

(11) Heating System: Space Heater
 Ground Area = 624 SF Floor Area = 624 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	Slab	624		
			Total:	58,525	41,541

Other Additions/Adjustments

Plumbing
 Average Fixture(s) 1 778 552

Water/Sewer
 1000 Gal Septic 1 3,235 2,297
 Water Well, 50 Feet 1 1,895 1,345

Porches
 WGEF (1 Story) 40 3,566 2,532
 CGEP (1 Story) 260 8,988 6,381

Garages
 Class: D Exterior: Pole (Unfinished)
 Base Cost 768 12,165 8,759 *72% Good

Built-Ins
 Appliance Allow. 1 1,243 883

Totals: 90,395 64,290

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 56,575

2019 Est. T.C.V. 009-016-013-00 = 76,575

Est. TCV/Total Floor Area = 122.72

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,400	35,400	35,400	28,495	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	0	683	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,300	38,300	38,300	29,178	29,178	0	

009-016-014-00 2019 Est. T.C.V. NILES DAVID M
 Property Class: 401 2410 S BLODGETT 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	165.00	1325.50	1.0000	1.0000	65	100		10,725
165 Actual Front Feet, 5.02 Total Acres Total Est. Land Value =								10,725

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1232 SF Floor Area = 1232 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	1,232		
			Total:	98,068	68,648

Other Additions/Adjustments

Exterior						
	Brick Veneer		56	617	432	
Plumbing						
	Average Fixture(s)		1	778	545	
	2 Fixture Bath		1	1,633	1,143	
Water/Sewer						
	1000 Gal Septic		1	3,235	2,264	
	Water Well, 50 Feet		1	1,895	1,326	
Porches						
	CPP		48	769	538	
Garages						
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)						
	Base Cost		932	18,957	13,270	
Built-Ins						
	Appliance Allow.		1	1,243	870	
				Totals:	127,195	89,036

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 78,352

2019 Est. T.C.V. 009-016-014-00 = 89,077

Est. TCV/Total Floor Area = 72.30

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,400	38,400	38,400	34,221	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,100	0	0	821	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,500	44,500	44,500	35,042	35,042	35,042	

009-016-015-00	2019 Est. T.C.V.	MCEWEN DOUGLAS K
Property Class: 401		2430 S BLODGETT 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	165.00	1325.00	1.0000	1.0000	65	100		10,725
165 Actual Front Feet, 5.02 Total Acres								Total Est. Land Value = 10,725

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 CD Blt 2005

(11) Heating System: Forced Heat & Cool
 Ground Area = 1512 SF Floor Area = 1512 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,512		
			Total:	135,288	121,760

Other Additions/Adjustments

Plumbing

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

Water/Sewer

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

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	960	16,512	14,861
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Built-Ins

Appliance Allow.	1	1,467	1,320
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Totals: 164,862 148,377

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 130,572

2019 Est. T.C.V. 009-016-015-00 = 142,247

Est. TCV/Total Floor Area = 94.08

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
62,900	62,900	62,900	51,515	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,200	0	0	1,236	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
71,100	71,100	71,100	52,751	52,751	52,751	

009-016-016-00 2019 Est. T.C.V. KLINE DOROTHY L & PRIEBE RANDALL S
 Property Class: 401 2450 S BLODGETT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000		10.00	Acres		2000	100		20,000
		10.00	Total Acres				Total Est. Land Value =	20,000

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1970

(11) Heating System: Electric Baseboard
 Ground Area = 1120 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
1.5 Story	Siding	Crawl Space	1,120		
			Total:	128,145	83,294

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1		933	606
Water/Sewer					
1000 Gal Septic		1		3,453	2,244
Water Well, 50 Feet		1		1,962	1,275
Built-Ins					
Appliance Allow.		1		1,467	954
			Totals:	135,960	88,373

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 77,768

2019 Est. T.C.V. 009-016-016-00 = 97,768

Est. TCV/Total Floor Area = 58.20

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
44,900	44,900	44,900	38,716	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,000	0	0	929	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,900	48,900	48,900	39,645	39,645	39,645	

009-016-017-00 2019 Est. T.C.V. GUNNERSON MATTHEW & TRAVIS
 Property Class: 201 9577 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 PARTOF>40@\$2000	26.66	Acres	2000	100				53,320
26.66 Total Acres Total Est. Land Value =								53,320

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	96	50	224
Wood Frame	22.73	72	50	818
Total Estimated Land Improvements True Cash Value =				1,042

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D Blt 1996

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 896 SF Floor Area = 896 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	896		
Total:				70,274	68,484

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	622
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Water/Sewer

1000 Gal Septic	1	3,235	2,588
Water Well, 100 Feet	1	4,178	3,342

Deck

Treated Wood	48	1,256	1,005
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Built-Ins

Appliance Allow.	1	1,243	994
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Totals: 80,964 64,770

Notes: '96 REDMAN

ECF (201B COMMERCIAL GROUP B) 0.550 => TCV: 35,624

Cost Est. for Res. Bldg: 2 Single Family HUD Cls CD Blt 2018

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 980 SF Floor Area = 980 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	Piers	980		
Total:				80,987	99,727

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	924
3 Fixture Bath	1	2,929	2,900

Water/Sewer

1000 Gal Septic	1	3,453	3,418
Water Well, 100 Feet	1	4,280	4,237

Porches

CCP (1 Story)	96	1,883	1,864
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Built-Ins

Appliance Allow.	1	1,467	1,452
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Totals: 95,932 94,972

Notes:

ECF (201B COMMERCIAL GROUP B) 0.550 => TCV: 52,235

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1970

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

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

Class: D,Pole Quality: Average
 Stories: 1 Story Height: 14 Perimeter: 0

Base Rate for Upper Floors = 18.92

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 18.92

Total Floor Area: 6,000 Base Cost New of Upper Floors = 113,520

Reproduction/Replacement Cost = 113,520
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
 Total Depreciated Cost = 60,166

ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 1 = 46,929
 Replacement Cost/Floor Area= 18.92 Est. TCV/Floor Area= 7.82

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1970

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

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

Class: S Quality: Average
 Stories: 1 Story Height: 14 Perimeter: 0

Base Rate for Upper Floors = 22.00

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 22.00

Total Floor Area: 4,000 Base Cost New of Upper Floors = 88,000

Reproduction/Replacement Cost = 88,000
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
 Total Depreciated Cost = 46,640

ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 2 = 36,379
 Replacement Cost/Floor Area= 22.00 Est. TCV/Floor Area= 9.09

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0

Description of Occupancy: WOOD STORAGE BETWEEN BLDGS

Costs are taken from the Sheds - Material Storage, 3 Wall cost schedules.

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

Class: D,Pole Quality: Average
 Stories: 1 Story Height: 14 Perimeter: 0

Base Rate for Upper Floors = 24.78

Adjusted Square Foot Cost for Upper Floors = 24.78

Total Floor Area: 960 Base Cost New of Upper Floors = 23,789

Reproduction/Replacement Cost = 23,789
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
 Total Depreciated Cost = 14,273

ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 3 = 11,133
 Replacement Cost/Floor Area= 24.78 Est. TCV/Floor Area= 11.60

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 0

Description of Occupancy: WEST SIDE OF BLDGS

Costs are taken from the Sheds - Equipment 3 Wall Shed cost schedules.

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

Class: D,Pole Quality: Average
 Stories: 1 Story Height: 16 Perimeter: 0

Base Rate for Upper Floors = 20.82

Adjusted Square Foot Cost for Upper Floors = 20.82

Total Floor Area: 840 Base Cost New of Upper Floors = 17,489

Parcel Number: 009-016-017-00

Page: 3

Reproduction/Replacement Cost = 17,489
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0
 Total Depreciated Cost = 6,296

ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 4 = 4,911
 Replacement Cost/Floor Area= 20.82 Est. TCV/Floor Area= 5.85

Total Estimated True Cash Value of Commercial/Industrial Buildings = 99,352

2019 Est. T.C.V. 009-016-017-00 = 241,573

Est. TCV/Total Floor Area = 17.66, Most recent sale 02/01/1999 for 18,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
111,800	111,800	111,800	43,607	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
26,300	-17,300	0	26,300	1,046	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
120,800	120,800	120,800	70,953	70,953	0	

009-016-019-00 2019 Est. T.C.V. LEWIS CAROLYN & SIMPSON CHASE
 Property Class: 401 9697 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	330.00	500.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 3.79 Total Acres Total Est. Land Value =								13,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	9.96	100	58	578
Total Estimated Land Improvements True Cash Value =				578

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D Blt 1989

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 980 SF Floor Area = 980 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	980		
Total:				75,616	68,875

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	583		
Water/Sewer					
1000 Gal Septic	1	3,235	2,426		
Water Well, 50 Feet	1	1,895	1,421		
Deck					
Treated Wood	36	1,098	823		
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	576	12,954	9,715		
Built-Ins					
Appliance Allow.	1	1,243	932		
Totals:				96,819	72,611

Notes: SINGLEWIDE

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.400 => TCV: 29,044

2019 Est. T.C.V. 009-016-019-00	=	42,822			
Est. TCV/Total Floor Area = 43.70, Most recent sale 09/16/2008 for 0					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
21,700	21,700	21,700	14,455	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-300	0	0	346	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
21,400	21,400	21,400	14,801	14,801	14,801

009-016-019-25	2019 Est. T.C.V.	COHOON AMANDA
Property Class: 401		9733 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	110.00	500.00	1.0000	1.0000	40	100		4,400
110 Actual Front Feet, 1.26 Total Acres								Total Est. Land Value = 4,400

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 2000

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1344 SF Floor Area = 1344 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,344		
			Total:	141,517	120,288

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	952
3 Fixture Bath	1	3,525	2,996

Water/Sewer

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

Porches

WCP (1 Story)	120	4,190	3,561
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Deck

Treated Wood	256	3,694	3,140
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Garages

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

Base Cost	576	18,824	16,000
Common Wall: 1 Wall	1	-2,038	-1,732
Door Opener	1	415	353

Built-Ins

Appliance Allow.	1	2,099	1,784
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Fireplaces

Direct-Vented Gas	1	2,293	1,949
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Totals: 183,737 156,174

Notes: 2011 PRIVATE REALTOR REMARKS HOME WAS ORIGINALLY BUILT BY DAVE'S HOMES AND WAS THE MODEL BEHIND ERA-CADILLAC. HOM

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 137,433

2019 Est. T.C.V. 009-016-019-25 = 141,833

Est. TCV/Total Floor Area = 105.53, Most recent sale 07/02/2014 for 120,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,700	64,700	64,700	60,239	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,200	0	0	1,445	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
70,900	70,900	70,900	61,684	61,684	61,684	

009-016-019-30	2019 Est. T.C.V.	GUNNERSON MATTHEW & TRAVIS
Property Class: 402		9697 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 PARTOF>20@\$2000		21.62	Acres		2000	100		43,234
		21.62	Total Acres				Total Est. Land Value =	43,234

2019 Est. T.C.V. 009-016-019-30 = 43,234

Est. TCV/Total Floor Area = 32.17, Most recent sale 06/04/2008 for 10,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
21,600	21,600	21,600	19,410	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	465	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,600	21,600	21,600	19,875	19,875	0	

009-016-020-00 2019 Est. T.C.V. CPIF MI SH PROPCO LC
 Property Class: 201 2353 S LACHANCE 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
COMMERCIAL 20A M/L	2400		18.93 Acres		2400	100		45,420
COMMERCIAL ROW			0.39 Acres		0	100		0
19.31 Total Acres Total Est. Land Value =								45,420

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	38250	86 100	16,447
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
4 SINGLE,2 DBL LIGHT	1.00	9750	75	7,312
Total Estimated Land Improvements True Cash Value =				23,759

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2002
 Description of Occupancy: CAL 150

Costs are taken from the Multiple Residences - Senior Citizen cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: D,Siding Quality: Average
 Total Floor Area: 31856.00 # of Units: 34

Base Rate for Upper Floors = 67.40
 Finished Basement, Base Rate for Basement = 47.23
 (Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling Cost/SqFt: 9.79 100%
 Bsmnt Heating system: Ventilation only, Ducts/Blowers Cost/SqFt: 2.14
 Adjusted Square Foot Cost for Upper Floors = 77.19
 Adjusted Square Foot Cost for Basement = 49.37

Total Floor Area: 31,856 Base Cost New of Upper Floors = 2,458,964
 Basement Area: 5,181 Base Cost New of Basement = 255,786
 31,856 Sq.Ft. of Sprinklers @ 2.72, Cost New = 86,648
 5,181 Sq.Ft. of Bsmnt Splr. @ 3.56, Cost New = 18,444

Reproduction/Replacement Cost = 2,819,842
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
 Total Depreciated Cost = 2,312,270

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
Total Cost New =						0
Architectural Multiplier: 0.00						

Reproduction/Replacement Cost = 0
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
 Total Depreciated Cost = 0

ECF (201A GENERAL COMMERCIAL) 1.110 => TCV of Bldg: 1 = 2,566,620
 Replacement Cost/Floor Area= 88.52 Est. TCV/Floor Area= 80.57

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2012
 Description of Occupancy: EAST WING 2012

Costs are taken from the Multiple Residences - Senior Citizen cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: D,Siding Quality: Low Cost
 Total Floor Area: 8976.00 # of Units: 0

Base Rate for Upper Floors = 59.71

(10) Heating system: Electric, Cable or Baseboard Cost/SqFt: 5.43 100%
 Adjusted Square Foot Cost for Upper Floors = 65.14

Total Floor Area: 8,976 Base Cost New of Upper Floors = 584,697
 Reproduction/Replacement Cost = 584,697
 Parcel Number: 009-016-020-00 Page: 2

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
 Total Depreciated Cost = 479,452

ECF (201A GENERAL COMMERCIAL) 1.110 => TCV of Bldg: 2 = 532,191
 Replacement Cost/Floor Area= 65.14 Est. TCV/Floor Area= 59.29

Total Estimated True Cash Value of Commercial/Industrial Buildings = 3,098,811

2019 Est. T.C.V. 009-016-020-00 = 3,167,990

Est. TCV/Total Floor Area = 77.59, Most recent sale 08/02/2018 for 5,409,722

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,537,400	1,537,400	1,537,400	1,437,787	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	46,600	0	0	34,506	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,584,000	1,584,000	1,584,000	1,472,293	1,472,293	0	

009-016-020-50	2019 Est. T.C.V.	GUNNERSON PHIL (LE ETAL)
Property Class: 101		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 UNTILLED	2200	20.00	Acres	2200	100			44,000
		20.00	Total Acres				Total Est. Land Value =	44,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Mesh, + Barb Wire	3.12	2000	94	5,866
			Total Estimated Land Improvements True Cash Value =	5,866

Ag. Bld 1 2010, Lean-To Utility Shed, 3 Wall Class:D,Pole Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	1.90	2100	3,990
Default Walls	3.30	1575	5,198

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Depr. Cost = 8,269
ECF (101 AGRICULTURE) 0.950 => TCV of Bldg: 1 = 7,856

Total Estimated True Cash Value of Agricultural Buildings = 7,856

2019 Est. T.C.V. 009-016-020-50 = 57,722

Est. TCV/Total Floor Area = 1.41, Most recent sale 09/05/2002 for 0

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
28,500	28,500	28,500	9,909	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	400	0	0	237	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,900	28,900	28,900	10,146	10,146	0	

009-016-020-90 2019 Est. T.C.V. WILEY BRADON M & ROSE ASPEN M
 Property Class: 401 2335 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	152.00	228.00	1.0000	1.0000	50	100		7,600
152 Actual Front Feet, 0.80 Total Acres Total Est. Land Value =								7,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	200	50	468
Total Estimated Land Improvements True Cash Value =				468

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1920

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1036 SF Floor Area = 1450 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	208		
1.5 Story	Siding	Crawl Space	828		
			Total:	114,538	62,996

Other Additions/Adjustments

Plumbing
 Average Fixture(s) 1 933 513

Water/Sewer
 1000 Gal Septic 1 3,453 1,899
 Water Well, 50 Feet 1 1,962 1,079

Porches
 WCP (1 Story) 240 6,070 3,338

Balcony
 Wood Balcony 80 2,252 1,239

Garages
 Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 672 18,823 10,353
 Door Opener 1 368 202

Built-Ins
 Appliance Allow. 1 1,467 807

Deck
 w/Roof (Roof portion) 180 2,129 1,171

Totals: 151,995 83,597

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCv: 73,565

2019 Est. T.C.V. 009-016-020-90							=	81,633
Est. TCv/Total Floor Area = 56.30, Most recent sale 09/20/2013 for 47,500								
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
38,100	38,100	38,100	28,343	2.40				
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	2,700	0	0	680	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
40,800	40,800	40,800	29,023	29,023	29,023			

009-016-021-00	2019 Est. T.C.V.	GUNNERSON GORDON C TRUST
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			9.97 Acres		2000	100		19,940
			9.97 Total Acres				Total Est. Land Value =	19,940

2019 Est. T.C.V. 009-016-021-00 = 19,940

Est. TCV/Total Floor Area = 13.75

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,000	10,000	10,000	5,296	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	127	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,000	10,000	10,000	5,423	5,423	5,423	

009-016-021-70 2019 Est. T.C.V. BRANNAM NANCY A TRUST
 Property Class: 401 2095 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	660.00	1320.00	1.0000	0.0000	40	100*		0
Residentia 18 -29 @\$2000		19.03 Acres	2000	100				38,060
* denotes lines that do not contribute to the total acreage calculation.								
660 Actual Front Feet, 19.03 Total Acres Total Est. Land Value =								38,060

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	350	50	819
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 =				1,789

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1918

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1164 SF Floor Area = 1554 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	780		
1 Story	Siding	Mich Bsmnt.	384		
			Total:	127,346	71,426

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	513
3 Fixture Bath	1	2,929	1,611

Water/Sewer

1000 Gal Septic	1	3,453	1,899
Water Well, 100 Feet	1	4,280	2,354

Built-Ins

Appliance Allow.	1	1,467	807
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Garages

Class: CD Exterior: Pole (Unfinished)				
Base Cost	1200	19,668	10,817	
			Totals:	160,076 88,042

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 77,477

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1985

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

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

Class: D,Pole Quality: Average
 Stories: 1 Story Height: 10 Perimeter: 268
 Overall Building Height: 10

Base Rate for Upper Floors = 18.99

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 2.42 100%
 Adjusted Square Foot Cost for Upper Floors = 21.41

Total Floor Area: 3,120	Base Cost New of Upper Floors =	66,799
	Reproduction/Replacement Cost =	66,799
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 55 /100/100/100/55.0	Total Depreciated Cost =	36,739

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 33,066
 Replacement Cost/Floor Area= 21.41 Est. TCV/Floor Area= 10.60

Total Estimated True Cash Value of Commercial/Industrial Buildings = 33,066

2019 Est. T.C.V. 009-016-021-70 = 150,392
 Parcel Number: 009-016-021-70 Page: 2

Est. TCV/Total Floor Area = 32.18

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
73,400	73,400	73,400	57,832	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,800		0	0	1,387	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
75,200	75,200	75,200	59,219	59,219		0

009-016-021-90	2019 Est. T.C.V.	BRANAM SCOTT & LAURIE
Property Class: 401		2095 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	351.90	325.56	1.0000	1.0000	40	100		14,076
352 Actual Front Feet, 2.63 Total Acres Total Est. Land Value =								14,076

2019 Est. T.C.V. 009-016-021-90 = 14,076

Est. TCV/Total Floor Area = 3.01, Most recent sale 05/07/2013 for 5,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
7,000	7,000	7,000	7,000	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		
7,000	7,000	7,000	7,168	7,000	0		

009-016-022-25	2019 Est. T.C.V.	DEVERNEY ANN L
Property Class: 401		9909 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	337.50	340.74	1.0000	1.0000	40	100		13,500
338 Actual Front Feet, 2.64 Total Acres								Total Est. Land Value = 13,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	770	0	0
D/W/P: 4in Ren. Conc.	5.02	1000	0	0
Whirl Pool Bath	10,084.75	1	0	0
Wood Frame	17.34	100	50	867
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 =				3,242

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1995

(11) Heating System: Forced Heat & Cool
 Ground Area = 1976 SF Floor Area = 1976 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,976		
			Total:	170,227	137,884

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	630
3 Fixture Bath	1	2,463	1,995

Water/Sewer

1000 Gal Septic	1	3,235	2,620
Water Well, 100 Feet	1	4,178	3,384

Deck

Treated Wood	64	1,471	1,192
Treated Wood	64	1,471	1,192
Treated Wood	210	3,104	2,514

Built-Ins

Appliance Allow.	1	1,243	1,007
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Garages

Class: D Exterior: Pole (Finished)

Base Cost	2063	40,084	32,468
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Totals:	228,254	184,886
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Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV: 110,932

2019 Est. T.C.V. 009-016-022-25 = 127,674

Est. TCV/Total Floor Area = 64.61, Most recent sale 07/10/2018 for 140,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
58,400	58,400	58,400	48,830	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,400	0	0	14,970	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
63,800	63,800	63,800	50,001	63,800	63,800	

009-016-022-50	2019 Est. T.C.V.	DORLAND JEFFREY P
Property Class: 401		9849 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	324.00	354.70	1.0000	1.0000	40	100		12,960
324 Actual Front Feet, 2.64 Total Acres								Total Est. Land Value = 12,960

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.51	80	94	1,843
Total Estimated Land Improvements True Cash Value =				1,843

Cost Est. for Res. Bldg: 1	Mobile Home	HUD		Cls Average	Blt 1983
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(11) Heating System: Wall Furnace
 Ground Area = 924 SF Floor Area = 924 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	924		
			Total:	40,815	14,286

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	160	1,379	483
Plumbing			
2 Fixture Bath	1	1,545	541
Water/Sewer			
1000 Gal Septic	1	3,691	1,292
Water Well, 100 Feet	1	4,407	1,542
Deck			
Treated Wood	96	1,901	665
			Totals: 53,738 18,809

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCv: 9,405

2019 Est. T.C.V. 009-016-022-50	=	24,208			
Est. TCv/Total Floor Area = 26.20, Most recent sale 12/01/1998 for 20,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
11,000	11,000	11,000	10,848	2.40	
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	260	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,100	12,100	12,100	11,108	11,108	0

009-016-022-75 2019 Est. T.C.V. RICHARDS KAY
 Property Class: 401 9765 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	313.00	368.40	1.0000	1.0000	40	100		12,520
313 Actual Front Feet, 2.65 Total Acres Total Est. Land Value =								12,520

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1152 SF Floor Area = 1152 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	1,152		
			Total:	101,166	85,992

Other Additions/Adjustments

Plumbing

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

Water/Sewer

1000 Gal Septic	1	3,453	2,935
Water Well, 50 Feet	1	1,962	1,668

Deck

Treated Wood	80	1,679	1,427
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Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 720 19,778 16,811

Built-Ins

Appliance Allow.	1	1,467	1,247
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Totals: 133,367 113,363

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 99,759

2019 Est. T.C.V. 009-016-022-75 = 112,279

Est. TCV/Total Floor Area = 97.46

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
51,200	51,200	51,200	41,382	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,900	0	0	993	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,100	56,100	56,100	42,375	42,375	42,375	

009-016-023-00 2019 Est. T.C.V. GUNNERSON TRAVIS &
 Property Class: 401 2635 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$2000	47.43	Acres	2000	100			94,860
47.43 Total Acres Total Est. Land Value =								94,860

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	240	69	727
Wood Frame	14.58	240	52	1,819
Total Estimated Land Improvements True Cash Value =				2,546

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1971

(11) Heating System: Forced Warm Air
 Ground Area = 1440 SF Floor Area = 1440 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		
Addition	Siding	Crawl	720		
			Total:	59,552	20,842

Other Additions/Adjustments

Skirting, Brick Veneer	144	3,316	1,161	
Plumbing				
Average Fixture(s)	1	568	199	
Water/Sewer				
1000 Gal Septic	1	3,235	1,132	
Water Well, 50 Feet	1	1,895	663	
Built-Ins				
Appliance Allow.	1	1,243	435	
Garages				
Class: D Exterior: Pole (Unfinished)				
Base Cost	1200	17,388	11,998	*69% Good
		Totals:	87,197	36,430

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 18,215

2019 Est. T.C.V. 009-016-023-00 = 115,621

Est. TCV/Total Floor Area = 80.29

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
57,000	57,000	57,000	41,275	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	800	0	0	990	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,800	57,800	57,800	42,265	42,265	42,265	

009-016-023-80	2019 Est. T.C.V.	GUNNERSON MATTHEW & TRAVIS
Property Class: 402		X S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000		10.00	Acres		2000	100		20,000
		10.00	Total Acres				Total Est. Land Value =	20,000

2019 Est. T.C.V. 009-016-023-80 = 20,000

Est. TCV/Total Floor Area = 13.89

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,000	10,000	10,000	9,699	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	232	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,000	10,000	10,000	9,931	9,931	0	

009-016-024-00	2019 Est. T.C.V.	SCHWARTZ GAY D & JOHN FRANK JR
Property Class: 401		9954 W KELLY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			10.000	Acres	2,100	100		21,000
		10.00	Total	Acres	Total	Est.	Land Value =	21,000

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1232 SF Floor Area = 1232 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,232			*66% Good
			Total:	98,068	64,725	

Other Additions/Adjustments

Plumbing

Average Fixture(s) 1 778 513

Water/Sewer

1000 Gal Septic	1	3,235	2,135
Water Well, 50 Feet	1	1,895	1,251

Porches

CCP (1 Story)	32	676	446	*66% Good
CCP (1 Story)	32	676	446	*66% Good

Garages

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

Base Cost	384	9,765	6,445
Common Wall: 1 Wall	1	-1,399	-769
No Concrete Floor	384	-1,624	-1,072

Class: D Exterior: Pole (Unfinished)

Base Cost 2100 30,429 20,083

Class: D Exterior: Pole (Unfinished)

Base Cost 1650 23,909 15,780

Built-Ins

Appliance Allow. 1 1,243 820

Totals: 167,651 110,803

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 97,507

2019 Est. T.C.V. 009-016-024-00 = 118,507

Est. TCV/Total Floor Area = 96.19

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
50,500	50,500	50,500	38,930	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,800	0	0	934	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
59,300	59,300	59,300	39,864	39,864	0	

009-016-024-30 2019 Est. T.C.V. STAATS DONALD J & ELIZABETH J
 Property Class: 201 2761 S LACHANCE 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
COMMERCIAL 10A M/L	3500		15.00 Acres		3500	100		52,500
			15.00 Total Acres				Total Est. Land Value =	52,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	10.96	756	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 0

(11) Heating System: Forced Warm Air
 Ground Area = 2487 SF Floor Area = 2487 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	960		
Addition	Siding	Crawl	960		
Addition	Siding	Crawl	567		
			Total:	133,061	46,572

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	731	256
Water/Sewer					
1000 Gal Septic			1	3,691	1,292
Water Well, 100 Feet			1	4,407	1,542
Deck					
Treated Wood			72	1,624	568
Treated Wood			40	1,213	425
Built-Ins					
Appliance Allow.			1	2,099	735
			Totals:	146,826	51,390

Notes:

ECF (201A GENERAL COMMERCIAL) 0.500 => TCV: 25,695

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1985
 Description of Occupancy: CAL 210, WITH SCALE

Costs are taken from the Warehouses - Storage cost schedules.
 <<<<<< Calculator Cost Computations >>>>>>
 Class: D Quality: Low Cost
 Stories: 1 Story Height: 10 Perimeter: 268

Base Rate for Upper Floors = 26.08

Adjusted Square Foot Cost for Upper Floors = 26.08

Total Floor Area: 4,000	Base Cost New of Upper Floors =	104,320
	Reproduction/Replacement Cost =	104,320
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0	Total Depreciated Cost =	62,592

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI14/SERS/DEQU/HOI/FRAL/HBUSL	24966.66	1	1.00	100	24,967

ECF (201A GENERAL COMMERCIAL) 1.110 => TCV of Bldg: 1 = 97,190
 Replacement Cost/Floor Area= 32.32 Est. TCV/Floor Area= 24.30

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0
 Description of Occupancy: CAL 210

Costs are taken from the Warehouses - Storage cost schedules.

<<<<< Calculator Cost Computations >>>>>
 Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 10 Perimeter: 160

Base Rate for Upper Floors = 22.96

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.79 100%
 Adjusted Square Foot Cost for Upper Floors = 26.75

Total Floor Area: 2,100 Base Cost New of Upper Floors = 56,175
 Reproduction/Replacement Cost = 56,175
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
 Total Depreciated Cost = 33,705
 ECF (201A GENERAL COMMERCIAL) 1.110 => TCV of Bldg: 2 = 37,413
 Replacement Cost/Floor Area= 26.75 Est. TCV/Floor Area= 17.82

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1985
 Description of Occupancy: STORGE W/LIFT

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

<<<<< Calculator Cost Computations >>>>>
 Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 14 Perimeter: 208
 Overall Building Height: 14

Base Rate for Upper Floors = 12.56

Adjusted Square Foot Cost for Upper Floors = 12.56

Total Floor Area: 2,560 Base Cost New of Upper Floors = 32,153
 Reproduction/Replacement Cost = 32,153
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
 Total Depreciated Cost = 19,292
 Unit in Place Items Rate Quantity Arch %Good Depr.Cost
 /CI14/SERS/DEQU/HOI/GDRI/AAUTL 10903.81 1 1.00 100 10,904
 ECF (201A GENERAL COMMERCIAL) 1.110 => TCV of Bldg: 3 = 33,517
 Replacement Cost/Floor Area= 16.82 Est. TCV/Floor Area= 13.09

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 0
 Description of Occupancy: EAST SIDE OF LOT

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

<<<<< Calculator Cost Computations >>>>>
 Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 10 Perimeter: 230

Base Rate for Upper Floors = 12.11

Adjusted Square Foot Cost for Upper Floors = 12.11

Total Floor Area: 2,400 Base Cost New of Upper Floors = 29,064
 Reproduction/Replacement Cost = 29,064
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
 Total Depreciated Cost = 17,438
 ECF (201A GENERAL COMMERCIAL) 1.110 => TCV of Bldg: 4 = 19,357
 Replacement Cost/Floor Area= 12.11 Est. TCV/Floor Area= 8.07

Total Estimated True Cash Value of Commercial/Industrial Buildings = 187,477

2019 Est. T.C.V. 009-016-024-30 = 268,022

Est. TCV/Total Floor Area = 19.78

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
147,600	147,600	147,600	33,068	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-13,600	0	0	793	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
134,000	134,000	134,000	33,861	33,861	0	

009-016-024-60 2019 Est. T.C.V. WIGGINS JON
 Property Class: 401 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			15.000	Acres	2,100	100		31,500
		15.00	Total	Acres	Total	Est.	Land Value =	31,500

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1973

(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:	35,565	12,448

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical		268	2,310	808	
Plumbing					
Average Fixture(s)		1	731	256	
Water/Sewer					
1000 Gal Septic		1	3,691	1,292	
Water Well, 50 Feet		1	2,038	713	
Deck					
Treated Wood		96	1,901	855	*45% Good
Built-Ins					
Appliance Allow.		1	2,099	735	
		Totals:	48,335	17,107	

Notes: 12X60

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 8,554

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Average Blt 1971

(11) Heating System: Wall Furnace
 Ground Area = 600 SF Floor Area = 600 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	600		
			Total:	30,885	10,809

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical		124	1,069	374	
Plumbing					
Average Fixture(s)		1	731	256	
Water/Sewer					
1000 Gal Septic		1	3,691	1,292	
Water Well, 50 Feet		1	2,038	713	
Deck					
Treated Wood		48	1,313	591	*45% Good
Built-Ins					
Appliance Allow.		1	2,099	735	
		Totals:	41,826	14,770	

Notes: 12X50 INVADER

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 7,385

2019 Est. T.C.V. 009-016-024-60 = 47,439

Est. TCV/Total Floor Area = 35.94

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

Parcel Number: 009-016-024-60

Page: 2

	23,400	23,400	23,400	21,819	2.40	
2019	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	300	0	0	523	0
2019	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	23,700	23,700	23,700	22,342	22,342	0

009-016-025-00 2019 Est. T.C.V. GUNNERSON STEVEN R ETAL
 Property Class: 402 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	18.17	Acres	2000	100		36,340
18.17 Total Acres Total Est. Land Value =								36,340

Ag. Bld 1 0, Lean-To Loafing Shed Class:D,Pole Quality:Low Cost
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	2.29	1800	4,122
Default Walls	3.62	1350	4,887

Phy/Ab.Phy/Func/Econ/Comb. % Good=50/100/100/100/50 Depr. Cost = 4,505
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 4,054

Total Estimated True Cash Value of Agricultural Buildings = 4,054

2019 Est. T.C.V. 009-016-025-00 = 40,394

Est. TCV/Total Floor Area = 30.60

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,600	20,600	20,600	10,003	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-400	0	0	240	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,200	20,200	20,200	10,243	10,243	0	

009-016-025-90 2019 Est. T.C.V. GUNNERSON GARY GUY
Property Class: 201 2555 S LACHANCE RD
Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	235.00	290.00	1.0000	1.0000	40	100		9,400
235 Actual Front Feet, 1.56 Total Acres Total Est. Land Value =								9,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value		
D/W/P: 4in Ren. Conc.	6.21	12806	50	39,762		
Wood Frame	20.49	144	50	1,475		
Unit in Place Item(s)						
Description	Rate	Size	% Good	Cash Value		
	0.00	1	88	0		
Commercial Local Cost Land Improvements						
Description	Rate	Size	% Good	Arch	Mult	Cash Value
PAVING	0.50	5000	86	100		2,150
Total Estimated Land Improvements True Cash Value =						43,387

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1997
Description of Occupancy: CAL 116

Costs are taken from the Markets - Convenience cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 8 Perimeter: 324

Base Rate for Upper Floors = 76.97

(10) Heating system: Forced Air Furnace Cost/SqFt: 6.23 100%
Adjusted Square Foot Cost for Upper Floors = 83.20

Total Floor Area: 4,722 Base Cost New of Upper Floors = 392,870
Reproduction/Replacement Cost = 392,870
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0
Total Depreciated Cost = 184,649

<<<<< Segregated Cost Computations >>>>>
Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
(39) Miscellaneous						
Canopies & Marquees:						
Wood Frame	1	24.05	603	1.000	1.000	14,502
Miscellaneous Built-in Construction:						
Cold Storage, for each inch over 2" add	2	0.00	2026	1.000	1.000	0
Total Cost of Lump-Sum Items =						14,502
Total Cost New =						14,502

Architectural Multiplier: 0.50

Reproduction/Replacement Cost = 7,251
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0
Total Depreciated Cost = 3,408

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
Undergrnd Stg Tank	20380.95	2	0.70	50	14,267

ECF (201A GENERAL COMMERCIAL) 1.110 => TCV of Bldg: 1 = 224,579
Replacement Cost/Floor Area= 90.78 Est. TCV/Floor Area= 47.56

Total Estimated True Cash Value of Commercial/Industrial Buildings = 224,579

2019 Est. T.C.V. 009-016-025-90 = 277,366
Est. TCV/Total Floor Area = 58.74, Most recent sale 12/01/2010 for 248,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
144,400	144,400	144,400	88,312	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-5,700	0	0	2,119	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
138,700	138,700	138,700	90,431	90,431	0	

009-016-025-99	2019 Est. T.C.V.	GUNNERSON JOANN &
Property Class: 402		2555 S LACHANCE RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
30 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	5,000

2019 Est. T.C.V. 009-016-025-99 = 5,000

Est. TCV/Total Floor Area = 1.06

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	1,153	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	27	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	1,180	1,180	0	

009-016-026-00 2019 Est. T.C.V. BAKER RICKY C
 Property Class: 401 9662 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia LTDACCESS@	\$1200	20.00	Acres	1200	100			24,000
Residentia 18 -29 @	\$2000	7.88	Acres	2000	100			15,760
27.88 Total Acres Total Est. Land Value =								39,760

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.94	576	50	6,318
Total Estimated Land Improvements True Cash Value =				6,318

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1988

(11) Heating System: Wall Furnace
 Ground Area = 980 SF Floor Area = 980 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=44/100/100/100/44

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	980		
Total:				55,371	24,363

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	168	1,522	670
Plumbing			
Average Fixture(s)	1	939	413
Water/Sewer			
1000 Gal Septic	1	4,277	1,882
Water Well, 50 Feet	1	2,216	975

Garages

Class: BC Exterior: Pole (Unfinished)			
Base Cost	832	21,748	9,569

Built-Ins

Appliance Allow.	1	3,016	1,327		
Totals:				89,089	39,199

Notes: 1988 REDMAN

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 19,600

2019 Est. T.C.V. 009-016-026-00 = 65,678

Est. TCV/Total Floor Area = 67.02, Most recent sale 02/26/2013 for 14,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,900	32,900	32,900	32,900	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
3,200	-3,300	0	3,200	-3,300	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,800	32,800	32,800	36,889	32,800	0	

009-016-026-70 2019 Est. T.C.V. CONSUMERS ENERGY COMPANY
 Property Class: 201 9590 W KELLY 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
COMMERCIAL 10A M/L	3500		14.69 Acres		3500	100		51,415
14.69 Total Acres Total Est. Land Value =								51,415

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.69	6000	94	9,532
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
TOWER \$382,083 YEAR 2000	1.00	374441	100	374,441
/CI16/YARI/CHALF/08'/29	21.65	591	100	12,795
/CI16/YARI/CHALF/08'/3	3.15	611	100	1,925
/CI16/YARI/CHALF/08'/GATW15	1,040.00	1	100	1,040
/CI16/YARI/CHALF/08'/GATW5	560.00	1	100	560
Total Estimated Land Improvements True Cash Value =				400,293

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Description of Occupancy: EQUIPMENT BLDG

Costs are taken from the Warehouses - Storage cost schedules.

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

Class: C Quality: Average
 Stories: 1 Story Height: 10 Perimeter: 80

Base Rate for Upper Floors = 60.27

(10) Heating system: Package Heating & Cooling Cost/SqFt: 20.16 100%
 Adjusted Square Foot Cost for Upper Floors = 80.43

Total Floor Area: 306 Base Cost New of Upper Floors = 24,611

Reproduction/Replacement Cost = 24,611

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0
 Total Depreciated Cost = 22,150

ECF (201A GENERAL COMMERCIAL) 1.110 => TCV of Bldg: 1 = 24,586
 Replacement Cost/Floor Area= 80.43 Est. TCV/Floor Area= 80.35

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0

Description of Occupancy: EQUIPMENT BLDG

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

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

Class: C Quality: Average
 Stories: 1 Story Height: 10 Perimeter: 55

Base Rate for Upper Floors = 45.57

(10) Heating system: Package Heating & Cooling Cost/SqFt: 15.30 100%
 Adjusted Square Foot Cost for Upper Floors = 60.87

Total Floor Area: 192 Base Cost New of Upper Floors = 11,687

Reproduction/Replacement Cost = 11,687

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0
 Total Depreciated Cost = 10,518

ECF (201A GENERAL COMMERCIAL) 1.110 => TCV of Bldg: 2 = 11,675
 Replacement Cost/Floor Area= 60.87 Est. TCV/Floor Area= 60.81

Total Estimated True Cash Value of Commercial/Industrial Buildings = 36,261

2019 Est. T.C.V. 009-016-026-70 = 487,969

Est. TCV/Total Floor Area = 979.86

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
256,800	256,800	256,800	235,785	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-12,800	0	0	5,658	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
244,000	244,000	244,000	241,443	241,443	0	

009-016-027-00 2019 Est. T.C.V. BARRINGER HAROLD & BARRINGER LINDA
 Property Class: 401 2610 S BLODGET RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000	62.38	Acres	2000	100			124,750
Residentia ROW @ ZERO		0.13	Acres	0	100			0
62.50 Total Acres Total Est. Land Value =								124,750

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

(11) Heating System: Space Heater
 Ground Area = 1188 SF Floor Area = 1188 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,188		
Total:				90,570	54,341

Other Additions/Adjustments

Plumbing
 Average Fixture(s) 1 770 462

Water/Sewer
 1000 Gal Septic 1 3,201 1,921
 Water Well, 50 Feet 1 1,931 1,159

Garages
 Class: D Exterior: Pole (Unfinished)
 Base Cost 360 6,980 4,188

Built-Ins
 Appliance Allow. 1 1,266 760

Fireplaces
 Exterior 1 Story 1 3,841 2,305

Totals: 108,559 65,136

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 57,320

2019 Est. T.C.V. 009-016-027-00 = 182,070

Est. TCV/Total Floor Area = 153.26

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
86,500	86,500	86,500	71,398	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,500	0	0	1,713	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
91,000	91,000	91,000	73,111	73,111	73,111	

009-016-028-00 2019 Est. T.C.V. HANNA JAMES D
 Property Class: 401 2540 S BLODGETT 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
165 Actual Front Feet, 2.50 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
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,371

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 522 SF Floor Area = 522 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	Mich Bsmnt.	522		
Total:				54,918	38,608

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, 50 Feet	1	1,962	1,275

Porches

WGEP (1 Story)	48	4,141	2,692
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Garages

Class: CD Exterior: Pole (Finished)

Door Opener	2	736	478
Base Cost	1200	26,220	17,043

Built-Ins

Appliance Allow.	1	1,467	954
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Fireplaces

Wood Stove	1	1,630	1,059
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Totals: 97,430 63,328

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 55,728

2019 Est. T.C.V. 009-016-028-00 = 64,099

Est. TCV/Total Floor Area = 122.80, Most recent sale 10/31/2017 for 70,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,800	30,800	30,800	30,800	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	739	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,000	32,000	32,000	31,539	31,539	31,539	

009-016-029-00	2019 Est. T.C.V.	DENMAN ADAM
Property Class: 401		2730 S BLODGETT 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
330 Actual Front Feet, 5.01 Total Acres								Total Est. Land Value = 6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	4.92	320	50	787
D/W/P: 4in Ren. Conc.	5.57	66	50	184
Wood Frame	18.66	128	50	1,194
Wood Frame	25.55	48	50	613
Total Estimated Land Improvements True Cash Value =				2,778

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1824 SF Floor Area = 1824 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	552		
1 Story	Siding	Crawl Space	552		
1 Story	Siding	Slab	720		
Total:				146,570	109,928

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	700
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Water/Sewer

1000 Gal Septic	1	3,453	2,590
Water Well, 50 Feet	1	1,962	1,471

Garages

Class: CD Exterior: Pole (Unfinished)

Door Opener	1	368	276
Base Cost	1200	19,668	14,751

Fireplaces

Wood Stove	1	1,630	1,222
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Carports

Aluminum	800	8,152	6,114
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Totals: 182,736 137,052

Notes: 2018 ADDITION

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 120,606

2019 Est. T.C.V. 009-016-029-00 = 129,384

Est. TCV/Total Floor Area = 70.93, Most recent sale 01/27/2017 for 55,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,200	24,200	24,200	24,200	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
34,800	5,700	0	34,800	580	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
64,700	64,700	64,700	59,580	59,580	59,580	

009-016-030-00	2019 Est. T.C.V.	COOPER RONALD L & THELMA L
Property Class: 402		S BLODGETT 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
165 Actual Front Feet, 2.51 Total Acres							Total Est. Land Value =	6,000

2019 Est. T.C.V. 009-016-030-00 = 6,000

Est. TCV/Total Floor Area = 3.29, Most recent sale 09/01/1998 for 7,000

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		

009-016-031-00	2019 Est. T.C.V.	KOLODZIEJ ROSALIA TRUST
Property Class: 402		S BLODGETT 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
165 Actual Front Feet,	2.51	Total Acres			Total Est.		Land Value =	6,000

2019 Est. T.C.V. 009-016-031-00 = 6,000

Est. TCV/Total Floor Area = 3.29

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	2,966	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	3,037	3,000	0	

009-016-032-00	2019 Est. T.C.V.	WEED PAULA K
Property Class: 401		2520 S BLODGETT 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
165 Actual Front Feet, 2.51 Total Acres								Total Est. Land Value = 6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	14.58	240	87	3,044
Total Estimated Land Improvements True Cash Value =				3,044

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 938 SF Floor Area = 938 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	938		
Total:				72,963	66,561

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	778	583	
Water/Sewer					
1000 Gal Septic		1	3,235	2,426	
Water Well, 50 Feet		1	1,895	1,421	
Built-Ins					
Appliance Allow.		1	1,243	932	
Deck					
w/Roof (Roof portion)			938	8,845	6,634
Totals:				88,959	66,717

Notes: HUD WITH POLE SUPPORTED ROOF STRUCTURE

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.400 => TCV: 26,687

2019 Est. T.C.V. 009-016-032-00	=	35,731			
Est. TCV/Total Floor Area = 38.09, Most recent sale 12/01/2010 for 28,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
17,500	17,500	17,500	13,225	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	400	0	0	317	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,900	17,900	17,900	13,542	13,542	0

009-016-033-00 2019 Est. T.C.V. HANNA LESLIE L & HAUGHT EVE L
Property Class: 401 2670 S BLODGETT RD
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	6000				6000	100		6,000
165 Actual Front Feet, 2.49 Total Acres							Total Est. Land Value =	6,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1976

(11) Heating System: Space Heater
Ground Area = 1368 SF Floor Area = 1368 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	1,368		
			Total:	130,283	84,684

Other Additions/Adjustments

Plumbing

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

Water/Sewer

1000 Gal Septic	1	3,453	2,244
Water Well, 50 Feet	1	1,962	1,275

Deck

Treated Wood	240	3,463	2,251
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Garages

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

Base Cost	528	15,914	10,344
Common Wall: 1 Wall	1	-1,906	-1,239

Class: CD Exterior: Pole (Unfinished)

Base Cost	1200	19,668	12,784
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Built-Ins

Appliance Allow.	1	1,467	954
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Totals: 178,166 115,807

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 101,910

2019 Est. T.C.V. 009-016-033-00 = 107,910

Est. TCV/Total Floor Area = 78.88

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,800	48,800	48,800	37,755	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,200	0	0	906	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,000	54,000	54,000	38,661	38,661	38,661	

009-016-034-00	2019 Est. T.C.V.	SHANK SHARON LEE
Property Class: 401		9100 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000		31.81	Acres	2000	100		63,612
31.81 Total Acres								Total Est. Land Value = 63,612

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.19	2900	0	0
D/W/P: 4in Ren. Conc.	5.57	616	0	0
Wood Frame	18.89	120	50	1,133

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 =				5,883

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

(11) Heating System: Electric Baseboard
 Ground Area = 1080 SF Floor Area = 1080 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	1,080		
Total:				95,222	80,939

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	793
2 Fixture Bath	1	1,970	1,674

Water/Sewer

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

Porches

WCP (1 Story)	160	4,704	3,998
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Garages

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

Base Cost	576	15,022	12,769
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Class: CD Exterior: Pole (Unfinished)

Base Cost	768	13,862	11,783
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Class: CD Exterior: Pole (Unfinished)

Base Cost	1024	16,783	14,266
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Built-Ins

Appliance Allow.	1	1,467	1,247
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Breezeways

Frame Wall	96	4,368	3,713
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Totals: 162,064 137,755

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCv: 82,653

Cost Est. for Res. Bldg: 2 Single Family LOG Cls CD Blt 1846

(11) Heating System: Space Heater
 Ground Area = 576 SF Floor Area = 576 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Crawl Space	576		
Total:				56,646	31,156

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	513
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Water/Sewer			
1000 Gal Septic	1	3,453	1,899
Water Well, 50 Feet	1	1,962	1,079
	Totals:	62,994	34,647

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 30,489

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2007
 Description of Occupancy: BARBER SHOP (JERRY'S BARBER)

Costs are taken from the Barber/Beauty Salons cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: D Quality: Average
 Stories: 1 Story Height: 8 Perimeter: 0
 Overall Building Height: 8

Base Rate for Upper Floors = 109.53

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.05 100%
 Adjusted Square Foot Cost for Upper Floors = 114.58

Total Floor Area: 288 Base Cost New of Upper Floors = 32,999
 Reproduction/Replacement Cost = 32,999
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 86 /100/100/100/86.0
 Total Depreciated Cost = 28,379

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 25,541
 Replacement Cost/Floor Area= 114.58 Est. TCV/Floor Area= 88.68

Total Estimated True Cash Value of Commercial/Industrial Buildings = 25,541

2019 Est. T.C.V. 009-016-034-00 = 208,178

Est. TCV/Total Floor Area = 107.09

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
94,600	94,600	94,600	57,164	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	9,500	0	1,371	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
104,100	104,100	104,100	58,535	58,535	32,194	

009-016-034-50	2019 Est. T.C.V.	SHERMAN DAVID P JR
Property Class: 402		S BLODGETT 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	328.00	396.02	1.0000	1.0000	40	100		13,120
328 Actual Front Feet, 2.98 Total Acres								Total Est. Land Value = 13,120

2019 Est. T.C.V. 009-016-034-50 = 13,120

Est. TCV/Total Floor Area = 6.75, Most recent sale 04/27/2012 for 10,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
6,600	6,600	6,600	5,667	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	136	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
6,600	6,600	6,600	5,803	5,803	5,803		

009-016-034-60 2019 Est. T.C.V. GUNNERSON MATTHEW
 Property Class: 401 9402 W KELLY RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia LTDACCESS@	\$1200	25.00	Acres	1200	100			30,000
25.00 Total Acres Total Est. Land Value =								30,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1979

(11) Heating System: Forced Warm Air
 Ground Area = 1598 SF Floor Area = 1598 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	618		
			Total:	62,225	21,778

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	168	1,376	482		
Plumbing					
Average Fixture(s)	1	568	199		
Water/Sewer					
1000 Gal Septic	1	3,235	1,132		
Water Well, 50 Feet	1	1,895	663		
Built-Ins					
Appliance Allow.	1	1,243	435		
			Totals:	70,542	24,689

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 12,345

2019 Est. T.C.V. 009-016-034-60						=	42,345
Est. TCV/Total Floor Area = 26.50							
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
21,400	21,400	21,400	20,420	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-200	0	0	490	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
21,200	21,200	21,200	20,910	20,910	0		

009-016-034-80	2019 Est. T.C.V.	SUMMERS JAMES E
Property Class: 402		S BLODGETT 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	660.00	660.00	1.0000	0.0000	40	100*		0
Residentia 8 - 17 @\$2000			10.11 Acres		2000	100		20,220
* denotes lines that do not contribute to the total acreage calculation.								
660 Actual Front Feet, 10.11 Total Acres								Total Est. Land Value = 20,220

2019 Est. T.C.V. 009-016-034-80 = 20,220

Est. TCv/Total Floor Area = 12.65

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,100	10,100	10,100	3,209	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	77	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,100	10,100	10,100	3,286	3,286	0	

009-016-034-90	2019 Est. T.C.V.	MOORE TROY & KINA
Property Class: 401		2840 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			10.11 Acres		2000	100		20,220
			10.11 Total Acres				Total Est. Land Value =	20,220

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	16.25	256	50	2,080
Wood Frame	16.25	256	50	2,080
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 =				5,130

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 2001

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 884 SF Floor Area = 1105 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	884		
			Total:	103,897	89,352

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	802
2 Fixture Bath	1	1,970	1,694

Water/Sewer

1000 Gal Septic	1	3,453	2,970
Water Well, 100 Feet	1	4,280	3,681

Deck

Treated Wood	572	6,115	5,259
Treated Wood	33	1,063	914
Treated Wood	42	1,215	1,045

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	352	10,609	9,124
Storage Over Garage	352	2,827	2,431
Class: CD Exterior: Pole (Unfinished)			
Base Cost	1200	19,668	16,914

Built-Ins

Appliance Allow.	1	1,467	1,262
Recreation Room	884	12,429	6,214

Totals: 169,926 141,662

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCv: 124,663

2019 Est. T.C.V. 009-016-034-90 = 150,013

Est. TCv/Total Floor Area = 135.76, Most recent sale 07/29/2011 for 75,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
72,300	72,300	72,300	53,733	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	1,289	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
75,000	75,000	75,000	55,022	55,022	55,022

009-017-001-00	2019 Est. T.C.V.	GUNERSON JOE PHIL (LE ETAL)
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	269.38	663.00	1.0000	1.0000	40	100		10,775
269 Actual Front Feet, 4.10 Total Acres								Total Est. Land Value = 10,775

2019 Est. T.C.V. 009-017-001-00 = 10,775

Est. TCV/Total Floor Area = 9.75, Most recent sale 09/05/2002 for 0

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
5,400	5,400	5,400	5,400	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		
5,400	5,400	5,400	5,529	5,400	0		

009-017-001-05 2019 Est. T.C.V. GUNNERSON JOE PHIL (LE ETAL)
 Property Class: 401 S LACHANCE 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
40/FF	220.00	660.00	1.0000	1.0000	40	100		8,800
220 Actual Front Feet, 3.33 Total Acres Total Est. Land Value =								8,800

Cost Est. for Res. Bldg: 1 Mobile Home 1S Cls Low Blt 0

(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

Water/Sewer	Quantity	Cost	Depr. Cost
1000 Gal Septic	1	3,235	1,132
Totals:		31,394	10,987

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 5,494

2019 Est. T.C.V. 009-017-001-05					=	14,294
Est. TCV/Total Floor Area = 19.85, Most recent sale 09/05/2002 for 0						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,400	7,400	7,400	6,074	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-300	0	0	145	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,100	7,100	7,100	6,219	6,219	0	

009-017-001-10 2019 Est. T.C.V. GUNNERSON JOE PHIL (LE ETAL)
 Property Class: 401 S LACHANCE 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
40/FF	337.26	660.00	1.0000	1.0000	40	100		13,490
337 Actual Front Feet, 5.11 Total Acres Total Est. Land Value =								13,490

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1152 SF Floor Area = 1152 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,152		
			Total:	86,494	83,546

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	778	622	

Water/Sewer					
1000 Gal Septic		1	3,235	2,588	
Water Well, 50 Feet		1	1,895	1,516	

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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Totals: 103,356 82,685

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.400 => TCV: 33,074

2019 Est. T.C.V. 009-017-001-10				=	46,564
Est. TCV/Total Floor Area = 40.42, Most recent sale 09/05/2002 for 0					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
10,500	10,500	10,500	10,435	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
19,600	-3,000	3,800	19,600	-2,959	3,776
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
23,300	23,300	23,300	26,418	23,300	0

009-017-001-15	2019 Est. T.C.V.	GUNNERSON JOE PHIL (LE ETAL)
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$2800			3.76 Acres		2800	100		10,528
			3.76 Total Acres				Total Est. Land Value =	10,528

2019 Est. T.C.V. 009-017-001-15 = 10,528

Est. TCV/Total Floor Area = 9.14, Most recent sale 09/05/2002 for 0

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
5,300	5,300	5,300	5,300	2.40			
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
5,300	5,300	5,300	5,427	5,300	0		

009-017-001-20	2019 Est. T.C.V.	WHEELER CASSIE
Property Class: 401		2088 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			3.000 Acres		4,167	100		12,500
			3.00 Total Acres				Total Est. Land Value =	12,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	15.24	455	50	3,467
Wood Frame	18.33	140	50	1,283
				Total Estimated Land Improvements True Cash Value = 4,750

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1680 SF Floor Area = 1680 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,680		
			Total:	139,927	123,136

Other Additions/Adjustments

Plumbing

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

Water/Sewer

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

Deck

Treated Wood	60	1,451	1,277
Treated Wood	204	3,107	2,734

Built-Ins

Appliance Allow.	1	1,467	1,291
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Fireplaces

Wood Stove	1	1,630	1,434
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Totals: 159,177 140,076

Notes: 2002 SWEETHART MHD

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV: 84,046

2019 Est. T.C.V. 009-017-001-20 = 101,296

Est. TCV/Total Floor Area = 60.30, Most recent sale 07/01/2001 for 15,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
46,000	46,000	46,000	37,188	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,600	0	0	892	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,600	50,600	50,600	38,080	38,080	38,080	

009-017-001-30 2019 Est. T.C.V. WILDS TOM & FELICIA
 Property Class: 401 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *						
Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
Residentia 3 - 7 @\$2800		9.00	Acres	2800	100	25,200
		9.00	Total Acres	Total Est. Land Value =		25,200

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1280 SF Floor Area = 1280 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	Piers	1,280		
			Total:	94,439	73,840

Other Additions/Adjustments

Plumbing					
3 Fixture Bath		1	-2,463	-1,601	
		Totals:	91,976	59,784	

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.400 => TCv: 23,913

Cost Est. for Res. Bldg: 2 Single Family GRG Cls BC Blt 2019

(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	-5,184	-5,132	

Porches

WCP (1 Story)		84	4,222	4,180	
WCP (1 Story)		84	4,222	4,180	

Garages

Class: BC Exterior: Pole (Unfinished)					
Base Cost		1920	46,387	45,923	
No Concrete Floor		1920	-11,731	-11,614	
		Totals:	37,916	37,537	

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCv: 33,033

2019 Est. T.C.V. 009-017-001-30 = 82,146

Est. TCv/Total Floor Area = 64.18, Most recent sale 05/25/2018 for 30,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,600	12,600	12,600	12,600	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
16,500	12,000	0	16,500	12,000	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,100	41,100	41,100	29,402	41,100	0	

009-017-001-75	2019 Est. T.C.V.	GUNNERSON JOE PHIL (LE ETAL)
Property Class: 402		OLD RR RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	19.36	Acres	2000	100		38,720
			19.36	Total Acres			Total Est. Land Value =	38,720

2019 Est. T.C.V. 009-017-001-75 = 38,720

Est. TCV/Total Floor Area = 30.25, Most recent sale 09/05/2002 for 0

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
19,400	19,400	19,400	14,856	2.40			
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	356	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
19,400	19,400	19,400	15,212	15,212	0		

009-017-002-00	2019 Est. T.C.V.	REINHART JAN S & BRENDA
Property Class: 402		W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 121 - 300@\$2000		154.78	Acres		2000	100		309,560
		154.78	Total Acres				Total Est. Land Value =	309,560

2019 Est. T.C.V. 009-017-002-00 = 309,560

Est. TCV/Total Floor Area = 241.84

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
157,600	157,600	157,600	103,196	2.40		
2019 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	-19	2,781	0	623	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
154,800	154,800	154,800	105,672	105,672	105,672	

009-017-002-48 2019 Est. T.C.V. REINHART KURT A
 Property Class: 401 10360 W ROSTED 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	273.95	485.10	1.0000	1.0000	40	100		10,958
323 Actual Front Feet, 2.78 Total Acres Total Est. Land Value =								10,958

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	164	50	434
Total Estimated Land Improvements True Cash Value =				434

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1344 SF Floor Area = 1344 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	Crawl Space	1,344		
			Total:	131,649	130,333

Other Additions/Adjustments

Plumbing

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

Water/Sewer

1000 Gal Septic	1	3,691	3,654
Water Well, 100 Feet	1	4,407	4,363

Garages

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

Base Cost	384	14,358	14,214
Door Opener	1	415	411

Built-Ins

Appliance Allow.	1	2,099	2,078
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Porches

WCP (1 Story)	20	1,145	1,134
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Deck

Composite	150	2,636	2,610
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Totals: 165,045 163,396

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.880 => TCV: 143,788

2019 Est. T.C.V. 009-017-002-48 = 155,180

Est. TCV/Total Floor Area = 115.46

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	1,854	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
77,600	0	74,819	1,898	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
77,600	77,600	77,600	76,717	76,717	76,717	

009-017-002-50 2019 Est. T.C.V. CICHELLI RYAN
 Property Class: 402 W ROOSTED 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	21.02	Acres	2000	100		42,040
			21.02	Total Acres			Total Est. Land Value =	42,040

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	16.64	128	50	1,065
			Total Estimated Land Improvements True Cash Value =	1,065

2019 Est. T.C.V. 009-017-002-50 = 43,105

Est. TCV/Total Floor Area = 32.07, Most recent sale 04/04/2017 for 62,300

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
21,300	21,300	21,300	21,300	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	0	300	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,600	21,600	21,600	21,811	21,600	0	

009-017-002-60 2019 Est. T.C.V. REINHART JAN S & BRENDA J
 Property Class: 401 10810 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			16.550 Acres		2,100	100		34,755
		16.55	Total Acres				Total Est. Land Value =	34,755

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 2003

(11) Heating System: Space Heater
 Ground Area = 1200 SF Floor Area = 1200 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,200		
			Total:	90,530	81,476

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	700
2 Fixture Bath	1	1,633	1,470

Water/Sewer

1000 Gal Septic	1	3,235	2,911
Water Well, 100 Feet	1	4,178	3,760

Garages

Class: D Exterior: Pole (Unfinished)			
Door Opener	2	653	588
Base Cost	1200	17,388	15,649
Class: D Exterior: Pole (Unfinished)			
Base Cost	800	12,544	11,290
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	800	16,728	15,055
No Concrete Floor	800	-3,384	-3,046

Built-Ins

Appliance Allow.	1	1,243	1,119
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Fireplaces

Wood Stove	1	1,350	1,215
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Totals: 146,876 132,188

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 116,325

2019 Est. T.C.V. 009-017-002-60 = 151,080

Est. TCV/Total Floor Area = 125.90

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
67,100	67,100	67,100	47,918	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,400	0	0	1,150	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
75,500	75,500	75,500	49,068	49,068	49,068	

009-017-002-64	2019 Est. T.C.V.	VANHOUTEN JOSHUA
Property Class: 401		10800 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>20@\$2000		18.86	Acres		2000	100		37,720
		18.86	Total Acres				Total Est. Land Value =	37,720

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wrought iron	10.04	100	50	502
Wood Frame	18.71	200	50	1,871
Wood Frame	24.51	80	50	980
			Total Estimated Land Improvements True Cash Value =	3,353

Cost Est. for Res. Bldg: 1	Single Family	1.5S		Cls C	Blt 2003
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(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1198 SF Floor Area = 1964 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	Crawl Space	576		
2 Story	Siding	Crawl Space	622		
			Total:	170,688	153,620

Other Additions/Adjustments

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

Water/Sewer

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

Porches

WPP	28	1,126	1,013
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Deck

Treated Wood	198	3,117	2,805
Treated Wood	19	658	592

Garages

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

Base Cost	579	22,737	20,463
Door Opener	1	415	373

Class: D Exterior: Pole (Unfinished)

Base Cost	1266	18,344	16,510
No Concrete Floor	1266	-5,355	-4,820

Built-Ins

Appliance Allow.	1	2,099	1,889
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Fireplaces

Prefab 1 Story	1	1,967	1,770
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Totals:		230,898	207,807
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Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.880 => TCV: 182,870

2019 Est. T.C.V. 009-017-002-64 = 223,943

Est. TCV/Total Floor Area = 114.02, Most recent sale 12/10/2014 for 140,439

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
94,900	94,900	94,900	82,929	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,100	0	0	1,990	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
112,000	112,000	112,000	84,919	84,919	84,919

009-017-002-68	2019 Est. T.C.V.	VANHOUTEN JOSH
Property Class: 402		W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>20@\$2000			7.58 Acres		2000	100		15,160
			7.58 Total Acres				Total Est. Land Value =	15,160

2019 Est. T.C.V. 009-017-002-68 = 15,160

Est. TCV/Total Floor Area = 7.72, Most recent sale 04/13/2016 for 17,000

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

009-017-002-70	2019 Est. T.C.V.	GUNNERSON MATTHEW ALLAN
Property Class: 402		ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			53.600	Acres	1,587	100		85,040
		53.60	Total	Acres	Total Est. Land Value =			85,040

2019 Est. T.C.V. 009-017-002-70 = 85,040

Est. TCV/Total Floor Area = 43.30, Most recent sale 08/20/2004 for 94,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
42,500	42,500	42,500	35,088	2.40			
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	842	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
42,500	42,500	42,500	35,930	35,930	0		

009-017-002-90	2019 Est. T.C.V.	ODREN RONALD G & KATHLEEN M
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$2800			7.38 Acres		2800	100		20,664
			7.38 Total Acres				Total Est. Land Value =	20,664

2019 Est. T.C.V. 009-017-002-90 = 20,664

Est. TCV/Total Floor Area = 10.52, Most recent sale 06/01/2002 for 11,375

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,300	10,300	10,300	10,300	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,300	10,300	10,300	10,547	10,300	0	

009-017-003-00	2019 Est. T.C.V.	BARTZ LOUIS A & CAROLE L
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia LTDACCESS@	\$1200	76.11	Acres	1200	100			91,332
		76.11	Total Acres				Total Est. Land Value =	91,332

2019 Est. T.C.V. 009-017-003-00 = 91,332

Est. TCV/Total Floor Area = 46.50, Most recent sale 06/01/1999 for 67,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
76,100	76,100	76,100	40,472	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-30,400	0	0	971	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
45,700	45,700	45,700	41,443	41,443	41,443		

009-017-007-00 2019 Est. T.C.V. KEBERLY PAUL E & GERALDINE L TRUST
 Property Class: 401 10955 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			10.700	Acres	2,100	100		22,470
		10.70	Total	Acres			Total Est. Land Value =	22,470

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.57	648	0	0
D/W/P: Asphalt Paving	2.19	550	0	0
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 =				2,425

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1400 SF Floor Area = 1400 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,400		
			Total:	135,844	115,467

Other Additions/Adjustments

Plumbing

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

Water/Sewer

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

Deck

Treated Wood w/Roof (Deck Portion)	462	5,318	4,520
Treated Wood w/Roof (Roof portion)	462	4,823	4,100
Treated Wood	120	2,185	1,857

Garages

Class: CD Exterior: Pole (Unfinished)				
Base Cost	768	13,862	11,783	
No Concrete Floor	768	-3,556	-3,023	
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	864	22,533	19,153	
Door Opener	1	368	313	
Class: CD Exterior: Pole (Unfinished)				
Door Opener	2	736	626	
Base Cost	1457	23,880	20,298	

Built-Ins

Appliance Allow.	1	1,467	1,247
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Breezeways

Frame Wall	390	14,052	11,944
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Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	256	1,088	1,001	*92% Good
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Totals: 234,195 199,142

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.880 => TCV: 175,245

2019 Est. T.C.V. 009-017-007-00 = 200,140

Est. TCV/Total Floor Area = 142.96, Most recent sale 08/01/2000 for 22,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
87,400	87,400	87,400	76,472	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,700	0	0	1,835	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
100,100	100,100	100,100	78,307	78,307	78,307	

009-017-007-20 2019 Est. T.C.V. BORCHERS KURT F & LAURA R AND
 Property Class: 402
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			10.260		Acres	2,100	100	21,546
		10.26	Total Acres				Total Est. Land Value =	21,546

2019 Est. T.C.V. 009-017-007-20						=	21,546
Est. TCV/Total Floor Area = 15.39							
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
10,800	10,800	10,800	10,489	2.40			
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	251	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
10,800	10,800	10,800	10,740	10,740	10,740		

009-017-007-40 2019 Est. T.C.V. BORCHERS KURT F & LAURA R &
 Property Class: 401 10685 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			12.950	Acres	2,100	100		27,195
		12.95	Total	Acres			Total Est. Land Value =	27,195

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C Blt 1999

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1352 SF Floor Area = 2704 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,352		
			Total:	232,743	209,469

Other Additions/Adjustments

Plumbing

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

Water/Sewer

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

Porches

WCP (1 Story)	416	10,321	9,289
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Deck

Treated Wood	192	3,057	2,751
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Garages

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

Base Cost	576	18,824	16,942
Common Wall: 1 Wall	1	-2,038	-1,834

Class: C Exterior: Pole (Unfinished)

Base Cost	1040	19,042	17,138
No Concrete Floor	1040	-5,242	-4,718

Built-Ins

Appliance Allow.	1	2,099	1,889
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Totals: 291,549 262,394

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.880 => TCv: 230,907

2019 Est. T.C.V. 009-017-007-40 = 258,102

Est. TCv/Total Floor Area = 95.45, Most recent sale 06/01/1998 for 16,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
110,300	110,300	110,300	96,076	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	18,800	0	2,305	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
129,100	129,100	129,100	98,381	98,381	98,381	

009-017-007-60 2019 Est. T.C.V. CHENARD PETER E
 Property Class: 401 10811 W ROSTED 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	300.00	450.00	1.0000	1.0000	50	100		15,000
300 Actual Front Feet, 3.10 Total Acres Total Est. Land Value =								15,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.35	495	0	0
D/W/P: 4in Ren. Conc.	6.21	432	0	0
Wood Frame	18.97	192	50	1,821

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				4,246

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1996

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1456 SF Floor Area = 2184 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,456		
			Total:	210,300	178,739

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

Water/Sewer

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

Porches

WCP (1 Story)	416	10,321	8,773
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Garages

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

Base Cost	650	24,726	21,017
Common Wall: 1 Wall	1	-2,038	-1,732
Door Opener	1	415	353

Built-Ins

Appliance Allow.	1	2,099	1,784
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Totals: 260,925 221,770

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.880 => TCV: 195,158

2019 Est. T.C.V. 009-017-007-60 = 214,404

Est. TCV/Total Floor Area = 98.17

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
91,300	91,300	91,300	80,046	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	15,900	0	1,921	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
107,200	107,200	107,200	81,967	81,967	81,967	

009-017-007-70 2019 Est. T.C.V. ERICKSON MICHAEL & TINA
 Property Class: 401 10757 W ROSTED 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	300.00	450.00	1.0000	1.0000	50	100		15,000
300 Actual Front Feet, 3.10 Total Acres Total Est. Land Value =								15,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	1320	0	0
D/W/P: 4in Concrete	5.29	119	0	0
D/W/P: 4in Concrete	5.29	18	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1997

(11) Heating System: Forced Heat & Cool
 Ground Area = 1144 SF Floor Area = 1144 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,144		
			Total:	129,079	105,848

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	918
3 Fixture Bath	1	3,525	2,890

Water/Sewer

1000 Gal Septic	1	3,691	3,027
Water Well, 100 Feet	1	4,407	3,614

Deck

Pine w/Roof (Deck Portion)	107	1,633	1,339
Pine w/Roof (Roof portion)	107	1,473	1,208
Treated Wood	712	7,013	5,751
Treated Wood	20	693	568

Built-Ins

Appliance Allow.	1	2,099	1,721
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Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	1152	21,093	17,296
Recreation Room	216	3,169	2,599

Totals: 178,995 146,779

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.880 => TCv: 129,166

2019 Est. T.C.V. 009-017-007-70 = 146,666

Est. TCv/Total Floor Area = 128.20, Most recent sale 10/18/2017 for 135,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
62,500	62,500	62,500	62,500	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
2,100	8,700	0	2,100	1,500	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
73,300	73,300	73,300	66,100	66,100	66,100	

009-017-007-80	2019 Est. T.C.V.	LOONEY AMANDA L
Property Class: 401		10639 W ROSTED 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	150.00	300.00	1.0000	1.0000	40	100		6,000
150 Actual Front Feet, 1.03 Total Acres								Total Est. Land Value = 6,000

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 1996
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(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1144 SF Floor Area = 1144 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	1,144		
			Total:	114,661	80,263

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	653
3 Fixture Bath	1	2,929	2,050

Water/Sewer

1000 Gal Septic	1	3,453	2,417
Water Well, 100 Feet	1	4,280	2,996

Porches

WCP (1 Story)	96	3,193	2,235
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Deck

Treated Wood	120	2,185	1,529
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Garages

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

Base Cost	576	16,877	11,814
Common Wall: 1 Wall	1	-1,906	-1,334
Door Opener	1	368	258

Built-Ins

Appliance Allow.	1	1,467	1,027
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Totals:	148,440	103,908
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Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.880 => TCV:	91,439
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2019 Est. T.C.V. 009-017-007-80	=	97,439
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Est. TCV/Total Floor Area = 85.17, Most recent sale 12/07/2017 for 75,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
49,500	45,000	45,000	45,000	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,700	0	0	1,080	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,700	48,700	48,700	46,080	46,080	46,080	

009-017-008-02 2019 Est. T.C.V. DORLAND JEFFREY P
 Property Class: 401 10190 W ROSTED 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	150.00	319.44	1.0000	1.0000	50	100		7,500
150 Actual Front Feet, 1.10 Total Acres Total Est. Land Value =								7,500

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1976

(11) Heating System: Wall Furnace
 Ground Area = 910 SF Floor Area = 910 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	910		
Total:				32,033	11,210

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	158	1,294	453
Water/Sewer			
1000 Gal Septic	1	3,235	1,132
Water Well, 100 Feet	1	4,178	1,462
Totals:		40,740	14,257

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.500 => TCV: 7,129

2019 Est. T.C.V. 009-017-008-02 = 14,629

Est. TCV/Total Floor Area = 16.08, Most recent sale 03/01/2001 for 10,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,900	7,900	7,900	6,726	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	161	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,300	7,300	7,300	6,887	6,887	0

009-017-008-15 2019 Est. T.C.V. ROOT DEAN M & SHERYL J
 Property Class: 401 10092 W ROSTED 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	150.00	370.00	1.0000	1.0000	50	100		7,500
150 Actual Front Feet, 1.27 Total Acres Total Est. Land Value =								7,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	12.13	64	95	737
Total Estimated Land Improvements True Cash Value =				737

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 924 SF Floor Area = 924 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	924		
Total:				72,074	73,675

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	654
3 Fixture Bath	1	2,463	2,069

Water/Sewer

1000 Gal Septic	1	3,235	2,717
Water Well, 100 Feet	1	4,178	3,510

Deck

Treated Wood	48	1,256	1,055
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Built-Ins

Appliance Allow.	1	1,243	1,044
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Totals: 85,227 71,591

Notes:

ECF (4091 SEELEY & ROSTED RD AREA) 0.400 => TCv: 28,637

2019 Est. T.C.V. 009-017-008-15 = 36,874

Est. TCv/Total Floor Area = 39.91, Most recent sale 02/01/2002 for 10,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,500	20,500	20,500	18,275	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,100	0	0	125	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,400	18,400	18,400	18,713	18,400	0	

009-017-008-18	2019 Est. T.C.V.	GUNNERSON GORDON C TRUST
Property Class: 401		10130 W ROSTED 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	150.00	370.00	1.0000	1.0000	50	100		7,500
150 Actual Front Feet, 1.27 Total Acres								Total Est. Land Value = 7,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.10	64	91	1,228
Total Estimated Land Improvements True Cash Value =				1,228

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1976

(11) Heating System: Forced Warm Air
 Ground Area = 784 SF Floor Area = 784 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	784		
			Total:	29,919	10,470

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	140	1,147	401
Plumbing			
Average Fixture(s)	1	568	199
Water/Sewer			
1000 Gal Septic	1	3,235	1,132
Water Well, 100 Feet	1	4,178	1,462
Deck			
Treated Wood	32	1,022	358
Built-Ins			
Appliance Allow.	1	1,243	435
Totals:			41,312 14,457

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.500 => TCV: 7,229

2019 Est. T.C.V. 009-017-008-18	=	15,957			
Est. TCV/Total Floor Area = 20.35, Most recent sale 12/13/2018 for 0					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
8,100	8,100	8,100	7,955	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-100	0	45	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,000	8,000	8,000	8,145	8,000	0

009-017-008-25 2019 Est. T.C.V. SWISHER GERALD F SR & SANDRA
 Property Class: 401 10150 W ROSTED 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	161.00	340.90	1.0000	1.0000	50	100		8,050
161 Actual Front Feet, 1.26 Total Acres Total Est. Land Value =								8,050

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	16.84	120	50	1,010
Metal Prefab	7.81	804	50	3,139
Total Estimated Land Improvements True Cash Value =				4,149

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1974

(11) Heating System: Wall Furnace
 Ground Area = 820 SF Floor Area = 820 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	660		
Addition	Siding	Crawl	160		
			Total:	34,387	12,035

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	134	1,097	384		
Plumbing					
Average Fixture(s)	1	568	199		
Water/Sewer					
1000 Gal Septic	1	3,235	1,132		
Water Well, 100 Feet	1	4,178	1,462		
Built-Ins					
Appliance Allow.	1	1,243	435		
Deck					
w/Roof (Roof portion)	715	6,742	2,360		
			Totals:	51,450	18,007

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.500 => TCV: 9,004

2019 Est. T.C.V. 009-017-008-25	=	21,203			
Est. TCV/Total Floor Area = 25.86, Most recent sale 12/01/1996 for 25,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
10,800	0	0	0	2.40	
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
10,600	0	0	10,600	0	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,600	10,600	10,600	10,600	10,600	10,600

009-017-008-30 2019 Est. T.C.V. GUNNERSON VICKIE
 Property Class: 401 2676 S LACHANCE RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			10.02 Acres		2000	100		20,040
			10.02 Total Acres				Total Est. Land Value =	20,040

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.25	120	50	1,275
Wood Frame	18.40	240	50	2,208
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 =				5,858

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

(11) Heating System: Forced Warm Air
 Ground Area = 796 SF Floor Area = 796 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	728		
Addition	Siding	Crawl	68		
			Total:	39,528	13,834

Other Additions/Adjustments

Water/Sewer	Size	Cost New	Depr. Cost
1000 Gal Septic	1	3,691	1,292
Water Well, 50 Feet	1	2,038	713

Deck

Treated Wood w/Roof (Deck Portion)	Size	Cost New	Depr. Cost
Treated Wood w/Roof (Deck Portion)	108	2,061	721
Treated Wood w/Roof (Roof portion)	108	1,486	520
Treated Wood w/Roof (Deck Portion)	128	2,344	820
Treated Wood w/Roof (Roof portion)	128	1,732	606

Totals: 52,880 18,506

Notes: 1980 RELOCATED

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 9,253

Ag. Bld 1 0, Lean-To Loafing Shed Class:D,Pole Quality:Low Cost
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	2.69	624	1,679
Default Walls	4.24	468	1,984

Phy/Ab.Phy/Func/Econ/Comb. % Good=50/100/100/100/50 Depr. Cost = 1,832
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 1,648

Total Estimated True Cash Value of Agricultural Buildings = 1,648

2019 Est. T.C.V. 009-017-008-30 = 36,799

Est. TCV/Total Floor Area = 46.23, Most recent sale 09/05/1998 for 39,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,600	14,600	14,600	14,396	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
1,100	2,700	0	1,100	345	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,400	18,400	18,400	15,841	15,841	15,841	

009-017-008-40 2019 Est. T.C.V. ROSE JENNIFER J
 Property Class: 401 2520 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99	@\$5500	1.91	Acres	5500	100		10,505
			1.91	Total Acres			Total Est. Land Value =	10,505

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1144 SF Floor Area = 1144 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,144		
			Total:	100,556	82,456

Other Additions/Adjustments

Plumbing	Average Fixture(s)			
		1	933	765

Water/Sewer				
1000 Gal Septic		1	3,453	2,831
Water Well, 50 Feet		1	1,962	1,609

Garages

Class: CD Exterior: Pole (Unfinished)	Base Cost			
		960	16,512	13,540

Built-Ins

Appliance Allow.				
		1	1,467	1,203

Totals: 124,883 102,404

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 90,116

2019 Est. T.C.V. 009-017-008-40		=	100,621		
Est. TCV/Total Floor Area = 87.96, Most recent sale 02/19/2016 for 0					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
45,500	45,500	45,500	37,581	2.40	
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,800	0	0	901	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
50,300	50,300	50,300	38,482	38,482	38,482

009-017-008-50	2019 Est. T.C.V.	EVERITT JOHN C
Property Class: 401		2580 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			10.090	Acres	2,100	100		21,189
		10.09	Total	Acres			Total Est. Land Value =	21,189

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.76	96	45	767
		Total Estimated Land Improvements True	Cash Value =	767

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1990

(11) Heating System: Forced Hot Water
Ground Area = 1620 SF Floor Area = 1620 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,620		
			Total:	126,614	98,759

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	607
3 Fixture Bath	1	2,463	1,921

Water/Sewer

1000 Gal Septic	1	3,235	2,523
Water Well, 50 Feet	1	1,895	1,478

Deck

Treated Wood	240	3,386	2,641
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Built-Ins

Appliance Allow.	1	1,243	970
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Fireplaces

Wood Stove	1	1,350	1,053
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Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	1200	17,388	13,563
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Totals:	158,352	123,515
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Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCv: 74,109

2019 Est. T.C.V. 009-017-008-50 = 96,065

Est. TCv/Total Floor Area = 59.30

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,300	42,300	42,300	36,468	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	0	875	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,000	48,000	48,000	37,343	37,343	37,343	

009-017-008-90 2019 Est. T.C.V. STARLIN MARSHAL ESTATE
 Property Class: 401 10240 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			10.110	Acres	2,100	100		21,231
		10.11	Total	Acres			Total Est. Land Value =	21,231

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	18.21	144	66	1,731
Wood Frame	23.67	64	66	1,000
			Total Estimated Land Improvements True Cash Value =	2,731

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

(11) Heating System: Forced Air w/ Ducts
 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	Piers	1,120		
			Total:	91,078	90,119

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	746
3 Fixture Bath	1	2,929	2,343

Water/Sewer

1000 Gal Septic	1	3,453	2,762
Water Well, 50 Feet	1	1,962	1,570

Deck

Treated Wood	136	2,388	1,910
Treated Wood	88	1,773	1,418
w/Roof (Roof portion)	192	2,246	1,797

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 576 15,022 12,018

Built-Ins

Appliance Allow.	1	1,467	1,174
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Totals: 123,251 98,600

Notes: 1989 NEW MOON

ECF (4091 SEELEY & ROOSTED RD AREA) 0.600 => TCV: 59,160

2019 Est. T.C.V. 009-017-008-90 = 83,122

Est. TCV/Total Floor Area = 74.22, Most recent sale 02/19/2016 for 0

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,700	41,700	41,700	34,305	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-100	0	0	823	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,600	41,600	41,600	35,128	35,128	0	

009-017-009-00	2019 Est. T.C.V.	CEMETERY
Property Class: 703		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	264.00	330.00	1.0000	1.0000	40	100		10,560
264 Actual Front Feet, 2.00 Total Acres								Total Est. Land Value = 10,560

2019 Est. T.C.V. 009-017-009-00 = 0

Est. TCV/Total Floor Area = 0.00

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

009-017-012-10 2019 Est. T.C.V. LARRABEE JESSE C & SANDRA E
 Property Class: 401 10091 W ROSTED 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
115 Actual Front Feet, 0.76 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	15.63	168	50	1,313
Wood Frame	16.24	144	50	1,169
Total Estimated Land Improvements True Cash Value =				2,482

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1969

(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
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Plumbing

Average Fixture(s)	1	568	199
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Water/Sewer

1000 Gal Septic	1	3,235	1,132
Water Well, 50 Feet	1	1,895	663

Deck

Treated Wood	220	3,201	1,120
w/Roof (Roof portion)	288	2,785	975
w/Roof (Roof portion)	320	3,059	1,071
w/Roof (Roof portion)	868	8,185	2,865

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 468 11,181 3,913

Built-Ins

Appliance Allow.	1	1,243	435
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Totals: 64,690 22,641

Notes: 1969 REGENT

ECF (4091 SEELEY & ROOSTED RD AREA) 0.500 => TCv: 11,321

2019 Est. T.C.V. 009-017-012-10 = 18,803

Est. TCv/Total Floor Area = 26.12

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,500	9,500	9,500	9,500	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	
9,400	9,400	9,400	9,728	9,400	9,400	

009-017-012-20 2019 Est. T.C.V. LARRABEE BRIAN TRUST
 Property Class: 401 10055 ROSTED 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	373.00	286.00	1.0000	1.0000	40	100		14,920
373 Actual Front Feet, 2.45 Total Acres Total Est. Land Value =								14,920

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D 10 Blt 2001

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 858 SF Floor Area = 858 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	Slab	858		
			Total:	77,793	66,127

Other Additions/Adjustments

Plumbing					
	Average Fixture(s)		1	778	661
Water/Sewer					
	1000 Gal Septic		1	3,235	2,750
	Water Well, 50 Feet		1	1,895	1,611
Porches					
	CCP (1 Story)		205	3,397	2,887
Garages					
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)					
	Common Wall: 2 Wall		1	-3,506	-2,980
	Door Opener		1	327	278
	Base Cost		168	5,771	4,905
			Totals:	89,690	76,239

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.880 => TCv: 67,090

2019 Est. T.C.V. 009-017-012-20						=	82,010
Est. TCv/Total Floor Area = 95.58, Most recent sale 06/30/2015 for 45,000							
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
34,000	34,000	34,000	30,119	2.40			
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	7,000	0	0	722	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
41,000	41,000	41,000	30,841	30,841	30,841		

009-017-012-30 2019 Est. T.C.V. MURPHY BRUCE SR & BETTY
 Property Class: 401 10160 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			10.410	Acres	2,100	100		21,861
		10.41	Total Acres		Total Est. Land Value =			21,861

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.19	1800	0	0
Wood Frame	23.67	64	45	682
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				3,032

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1999

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1568 SF Floor Area = 1568 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,568		
			Total:	131,899	118,709

Other Additions/Adjustments

Plumbing

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

Water/Sewer

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

Porches

WGEP (1 Story)	384	17,430	15,687
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Deck

Treated Wood	80	1,679	1,326	*79% Good
Treated Wood w/Roof (Deck Portion)	384	4,712	4,099	*87% Good
Treated Wood w/Roof (Roof portion)	384	4,036	3,511	

Garages

Class: CD Exterior: Pole (Unfinished)

Door Opener	1	368	331
Base Cost	1200	19,668	17,701
Class: D Exterior: Pole (Unfinished)			
Base Cost	768	12,165	10,948
Door Opener	1	327	294

Built-Ins

Appliance Allow.	1	1,467	1,320
		Totals:	205,346
			184,362

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.600 => TCV: 110,617

2019 Est. T.C.V. 009-017-012-30 = 135,510

Est. TCV/Total Floor Area = 86.42, Most recent sale 07/01/1999 for 39,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
68,200	68,200	68,200	54,419	2.40		
2019 New Eq.	Adj.	Loss	Additions	Tax Adjustment	Losses	
0	-400	0	0	1,306	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
67,800	67,800	67,800	55,725	55,725	55,725	

009-017-012-60	2019 Est. T.C.V.	COCHRANE KEVIN
Property Class: 401		2874 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			6.34 Acres		2000	100		12,674
			6.34 Total Acres				Total Est. Land Value =	12,674

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	4.92	300	0	0
D/W/P: 4in Concrete	4.92	500	0	0
Wood Frame	16.11	276	95	4,224
Wood Frame	18.89	120	95	2,154
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 =				7,328

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 768 SF Floor Area = 768 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	768		
Total:				71,121	68,987

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	933		905
Water/Sewer					
1000 Gal Septic		1	3,453		3,349
Water Well, 50 Feet		1	1,962		1,903

Garages

Class: CD Exterior: Block Foundation: 42 Inch (Unfinished)					
Base Cost		720	21,550		20,903
Totals:				99,019	96,047

Notes: 2013 FIRE LOSS MANU HOME

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 84,521

2019 Est. T.C.V. 009-017-012-60					=	104,523
Est. TCV/Total Floor Area = 136.10, Most recent sale 05/26/2005 for 99						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
46,800	46,800	46,800	35,873	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,500	0	0	860	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,300	52,300	52,300	36,733	36,733	36,733	

009-017-012-64	2019 Est. T.C.V.	STAATS SHAWN
Property Class: 401		2874 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
158 Actual Front Feet, 1.09 Total Acres							Total Est. Land Value =	5,000

2019 Est. T.C.V. 009-017-012-64 = 5,000

Est. TCV/Total Floor Area = 6.51, Most recent sale 11/28/2016 for 2,500

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	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			

009-017-012-66	2019 Est. T.C.V.	STAATS SHAWN
Property Class: 402		2874 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
158 Actual Front Feet, 1.09 Total Acres							Total Est. Land Value =	5,000

2019 Est. T.C.V. 009-017-012-66 = 5,000

Est. TCV/Total Floor Area = 6.51, Most recent sale 03/21/2017 for 2,500

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	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		

009-017-012-68	2019 Est. T.C.V.	BALDWIN TIM
Property Class: 401		10080 W KELLY 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	213.00	315.00	1.0000	1.0000	40	100		8,520	
213 Actual Front Feet, 1.54 Total Acres								Total Est. Land Value =	8,520

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D 10 Blt 2004

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1512 SF Floor Area = 1512 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,512		
Total:				127,497	95,616

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	583
3 Fixture Bath	1	2,463	1,847
Separate Shower	1	793	595

Water/Sewer

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

Deck

Treated Wood	144	2,424	1,818
Treated Wood	18	599	449
Treated Wood	16	532	399

Garages

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

Base Cost	768	18,286	13,714
Door Opener	2	653	490

Built-Ins

Appliance Allow.	1	1,243	932
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Totals: 162,681 122,002

Notes: 2004 REDMAN MHD

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV: 73,201

Cost Est. for Res. Bldg: 2 Single Family HUD Cls D Blt 1997

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 960 SF Floor Area = 960 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	960		
Total:				74,358	67,777

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	583
2 Fixture Bath	1	1,633	1,225

Deck

Treated Wood	72	1,554	1,165
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Built-Ins

Appliance Allow.	1	1,243	932
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Parcel Number: 009-017-012-68

Page: 2

Totals: 79,566 59,672

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.400 => TCV: 23,869

2019 Est. T.C.V. 009-017-012-68	=	106,540
Est. TCV/Total Floor Area = 43.10, Most recent sale 05/26/2005 for 99		
2018 Assessed	MBOR	S.E.V.
47,100	47,100	47,100
		Base for Cap
		41,915
		C.P.I.
		2.40
2019	New Eq. Adjustment	Loss
	0	6,200
		0
		Additions
		0
		Tax Adjustment
		1,005
		Losses
		0
2019 Assessed	MBOR	S.E.V.
53,300	53,300	53,300
		Capped
		42,920
		->Taxable<-
		42,920
		PRE/MBT
		0

009-017-012-70 2019 Est. T.C.V. DANIELSKI JOHN PATRICK ET AL
 Property Class: 401 10135 W ROSTED 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	200.00	268.00	1.0000	1.0000	50	100		10,000
200 Actual Front Feet, 1.23 Total Acres Total Est. Land Value =								10,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1976

(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:	31,102	10,886

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical			144	1,210	423
Plumbing					
Average Fixture(s)			1	652	228
Water/Sewer					
1000 Gal Septic			1	3,453	1,209
Water Well, 50 Feet			1	1,962	687
Built-Ins					
Appliance Allow.			1	1,467	513
Deck					
Treated Wood			24	814	285
			Totals:	40,660	14,231

Notes: 1976

ECF (4091 SEELEY & ROOSTED RD AREA) 0.500 => TCV: 7,116

2019 Est. T.C.V. 009-017-012-70 = 17,116

Est. TCV/Total Floor Area = 23.77

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,000	9,000	9,000	8,884	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-400	0	-284	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,600	8,600	8,600	9,097	8,600	8,600	

009-017-012-80	2019 Est. T.C.V.	MISHLER MARY E ETAL
Property Class: 401		10211 ROSTED 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
352 Actual Front Feet, 5.07 Total Acres								Total Est. Land Value = 5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	18.30	252	50	2,306
Total Estimated Land Improvements True Cash Value =				2,306

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1967

(11) Heating System: Wall Furnace
Ground Area = 880 SF Floor Area = 880 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	480		
Addition	Siding	Crawl	400		
			Total:	48,584	17,005

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	731		256
Water/Sewer					
1000 Gal Septic		1	3,691		1,292
Water Well, 100 Feet		1	4,407		1,542
Built-Ins					
Appliance Allow.		1	2,099		735
Deck					
Treated Wood		880	8,668		3,034
			Totals:	68,180	23,864

Notes: Richardson #28914

ECF (4091 SEELEY & ROOSTED RD AREA) 0.500 => TCV: 11,932

2019 Est. T.C.V. 009-017-012-80		=	19,238
Est. TCV/Total Floor Area = 21.86, Most recent sale 07/31/2006 for 40,000			
2018 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
8,900	8,900	8,900	8,900 2.40
2019 New Eq.	Adjustment	Loss	Additions Tax Adjustment Losses
0	700	0	0 213 0
2019 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
9,600	9,600	9,600	9,113 9,113 9,113

009-017-012-85	2019 Est. T.C.V.	HOFFMAN KAROLYN KAY
Property Class: 402		W KELLY 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	351.90	627.00	1.0000	1.0000	40	100		14,076
352 Actual Front Feet, 5.07 Total Acres								Total Est. Land Value = 14,076

2019 Est. T.C.V. 009-017-012-85 = 14,076

Est. TCV/Total Floor Area = 16.00, Most recent sale 05/26/2005 for 13,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,000	7,000	7,000	7,000	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	
7,000	7,000	7,000	7,168	7,000	0	

009-017-012-90	2019 Est. T.C.V.	RICHARDS BRIAN
Property Class: 401		2990 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	300.00	315.00	1.0000	1.0000	40	100		12,000
300 Actual Front Feet, 2.17 Total Acres								Total Est. Land Value = 12,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	144	45	284
D/W/P: Asphalt Paving	2.04	440	91	817
Total Estimated Land Improvements True Cash Value =				1,101

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1973

(11) Heating System: Wall Furnace
 Ground Area = 910 SF Floor Area = 910 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	910		
			Total:	40,322	14,112

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	158	1,362	477
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Plumbing

Average Fixture(s)	1	731	256
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Water/Sewer

1000 Gal Septic	1	3,691	1,292
Water Well, 50 Feet	1	2,038	713

Deck

Treated Wood w/Roof (Deck Portion)	80	1,718	601
Treated Wood w/Roof (Roof portion)	80	1,145	401
w/Roof (Roof portion)	1386	15,953	5,584

Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	960	18,451	6,458

Built-Ins

Appliance Allow.	1	2,099	735
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Breezeways

Frame Wall	64	3,343	1,170
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Totals:		90,853	31,799
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Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCv: 15,900

Cost Est. for Res. Bldg: 2 Single Family BOCA/STATE Cls D Blt 2000

(11) Heating System: Forced Hot Water
 Ground Area = 1216 SF Floor Area = 1216 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,216		
			Total:	100,010	90,009

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	700
3 Fixture Bath	1	2,463	2,217

Water/Sewer

1000 Gal Septic	1	3,235	2,911
Water Well, 100 Feet	1	4,178	3,760

Porches			
WGEP (1 Story)	128	7,250	6,525
Foundation: Shallow	128	-780	-702
Garages			
Class: D Exterior: Pole (Unfinished)			
Base Cost	576	9,711	8,740
Door Opener	2	653	588
Built-Ins			
Appliance Allow.	1	1,243	1,119
Breezeways			
Frame Wall	64	2,047	1,842
	Totals:	130,788	117,709
Notes: 2000 REDMAN			
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV:			70,625

Cost Est. for Res. Bldg: 3 Single Family HUD Cls D Blt 1983

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 878 SF Floor Area = 878 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	Piers	878		
			Total:	69,111	58,981
Other Additions/Adjustments					
Plumbing					
	Average Fixture(s)		1	778	545
Deck					
	Treated Wood		76	1,592	1,114
	Treated Wood		239	3,377	2,364
Built-Ins					
	Appliance Allow.		1	1,243	870
			Totals:	76,101	53,272
Notes:					
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.400 => TCV:					21,309

2019 Est. T.C.V. 009-017-012-90			=	120,935		
Est. TCV/Total Floor Area = 40.26, Most recent sale 08/24/2012 for 69,900						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,800	53,800	53,800	46,344	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,700	0	0	1,112	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,500	60,500	60,500	47,456	47,456	0	

009-017-012-99 2019 Est. T.C.V. WRIGHT MICHAEL D & KATHLEEN A
Property Class: 401 W KELLY 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 20.00 627.00 1.0000 1.0000 100 100 2,000
20 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 2,000

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

Base Rate for Upper Floors = 18.98
Adjusted Square Foot Cost for Upper Floors = 18.98
Total Floor Area: 1,296 Base Cost New of Upper Floors = 24,598
Reproduction/Replacement Cost = 24,598
Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 85 /100/100/100/85.0
Total Depreciated Cost = 20,908
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 18,817
Replacement Cost/Floor Area= 18.98 Est. TCV/Floor Area= 14.52

Total Estimated True Cash Value of Commercial/Industrial Buildings = 18,817

2019 Est. T.C.V. 009-017-012-99 = 20,817
Est. TCV/Total Floor Area = 16.06, Most recent sale 08/21/2006 for 135,000
2018 Assessed MBOR S.E.V. Base for Cap C.P.I.
11,100 11,100 11,100 8,893 2.40
2019 New Eq. Adjustment Loss Additions Tax Adjustment Losses
0 -700 0 0 213 0
2019 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
10,400 10,400 10,400 9,106 9,106 9,106

009-018-001-00	2019 Est. T.C.V.	SIINO FAMILY TRUST
Property Class: 402		W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			37.500	Acres	1,700	100		63,750
		37.50	Total Acres		Total Est.	Land Value =		63,750

2019 Est. T.C.V. 009-018-001-00 = 63,750

Est. TCV/Total Floor Area = 49.19

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,900	31,900	31,900	28,369	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	680	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,900	31,900	31,900	29,049	29,049	0	

009-018-001-13 2019 Est. T.C.V. HARVEY WILLIAM & ALICE
 Property Class: 401 2665 S SEELEY RD
 Map #: LAKE TOWNSHIP CADILLAC, MI 49601

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			7.820	Acres	2,490	100		19,474
			7.82	Total Acres			Total Est. Land Value =	19,474

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 2S Cls C Blt 2002

(11) Heating System: Forced Heat & Cool
 Ground Area = 1272 SF Floor Area = 2544 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	Slab	1,272		
			Total:	219,183	186,306

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	952
3 Fixture Bath	1	3,525	2,996

Water/Sewer

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

Porches

CCP (1 Story)	32	795	676
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Deck

Treated Wood	144	2,533	2,153
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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
Class: C Exterior: Pole (Unfinished)			
Base Cost	2880	52,733	44,823
No Concrete Floor	2880	-14,515	-12,338

Built-Ins

Appliance Allow.	1	2,099	1,784
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Totals: 292,357 248,503

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.880 => TCV: 218,683

2019 Est. T.C.V. 009-018-001-13 = 240,532

Est. TCV/Total Floor Area = 94.55, Most recent sale 12/01/1999 for 17,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,400	97,400	97,400	84,261	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	22,900	0	0	2,022	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
120,300	120,300	120,300	86,283	86,283	86,283	

009-018-001-14	2019 Est. T.C.V.	SEAMAN GRANT
Property Class: 402		S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			2.500 Acres		4,800	100		12,000
		2.50	Total Acres				Total Est. Land Value =	12,000

2019 Est. T.C.V. 009-018-001-14 = 12,000

Est. TCV/Total Floor Area = 4.72

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	2,933	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	70	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	3,003	3,003	0	

009-018-001-15 2019 Est. T.C.V. RODRIGUEZ GIOVANI R
 Property Class: 401 11650 W ROSTED RD
 Map #: LAKE TOWNSHIP CADILLAC, MI 49601

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			10.52 Acres		2000	100		21,040
10.52 Total Acres Total Est. Land Value =								21,040

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.19	1250	0	0
D/W/P: 4in Concrete	4.92	490	0	0
D/W/P: 4in Concrete	4.92	300	0	0
Fencing: Wire Mesh, #9	2.84	100	0	0
Wood Frame	19.92	96	50	956
Wood Frame	21.56	82	50	884

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 =				4,265

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 1344 SF Floor Area = 1344 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	1,344		
Total:				122,156	103,833

Other Additions/Adjustments

Plumbing

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

Water/Sewer

1000 Gal Septic	1	3,453	2,935
Water Well, 50 Feet	1	1,962	1,668

Deck

Treated Wood	30	1,000	850
Treated Wood	180	2,866	2,436

Garages

Class: CD Exterior: Pole (Unfinished)

Door Opener	1	368	313
Base Cost	1200	19,668	16,718

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

Base Cost	576	16,877	14,345
Common Wall: 1 Wall	1	-1,906	-1,620
Door Opener	1	368	313

Built-Ins

Appliance Allow.	1	1,467	1,247
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Fireplaces

Prefab 1 Story	1	1,661	1,412
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Totals:		173,802	147,733
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Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.600 => TCV: 88,640

2019 Est. T.C.V. 009-018-001-15 = 113,945

Est. TCV/Total Floor Area = 84.78, Most recent sale 08/25/2016 for 128,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
57,000	57,000	57,000	45,842	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	1,100	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,000	57,000	57,000	46,942	46,942	0	

009-018-001-18 2019 Est. T.C.V. WRIGHT GAROLD D SR & ELLEN J
 Property Class: 401 11516 W ROSTED RD
 Map #: LAKE TOWNSHIP CADILLAC, MI 49601

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	1.20	Acres	5500	100		6,600
1.20 Total Acres Total Est. Land Value =								6,600

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2006

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

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

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			816	21,575	20,496
Totals:				21,575	20,496

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.880 => TCV: 18,036

2019 Est. T.C.V. 009-018-001-18						=	24,636
Est. TCV/Total Floor Area =	0.00						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
11,200	11,200	11,200	8,404	2.40			
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,100		0	0	201	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
12,300	12,300	12,300	8,605	8,605	0		

009-018-001-19 2019 Est. T.C.V. WRIGHT GAROLD D SR & ELLEN J
 Property Class: 401 11516 W ROSTED RD
 Map #: LAKE TOWNSHIP CADILLAC, MI 49601

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
150 Actual Front Feet, 0.60 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	1500	0	0
Metal Prefab	11.46	120	50	687
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 =				2,587

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1008 SF Floor Area = 1008 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	1,008		
Total:				103,104	82,483

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	746		

Water/Sewer					
1000 Gal Septic	1	3,453	2,762		
Water Well, 100 Feet	1	4,280	3,424		

Deck					
Treated Wood	120	2,185	1,748		

Garages

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

Base Cost	320	11,514	9,211		
Common Wall: 1 Wall	1	-1,906	-1,525		

Built-Ins

Appliance Allow.	1	1,467	1,174		
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Totals: 125,030 100,023

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.880 => TCV: 88,020

2019 Est. T.C.V. 009-018-001-19 = 98,607

Est. TCV/Total Floor Area = 97.82

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,200	42,200	42,200	37,241	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,100	0	0	893	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,300	49,300	49,300	38,134	38,134	38,134	

009-018-001-20	2019 Est. T.C.V.	MILLER THOMAS P
Property Class: 401		2755 S SEELEY RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			9.230	Acres	2,217	100		20,461
		9.23	Total	Acres			Total Est. Land Value =	20,461

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	12.51	30	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1	Mobile Home	HUD	Cls Average	Blt 1983
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(11) Heating System: Wall Furnace
 Ground Area = 700 SF Floor Area = 700 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	700		
			Total:	32,823	11,488

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	128	1,103	386
Plumbing			
Average Fixture(s)	1	731	256
Water/Sewer			
1000 Gal Septic	1	3,691	1,292
Water Well, 50 Feet	1	2,038	713
Deck			
Pine	288	3,188	1,116
w/Roof (Roof portion)	312	3,650	1,277
Built-Ins			
Appliance Allow.	1	2,099	735
Totals:			17,263

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.500 => TCV:	8,632
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2019 Est. T.C.V. 009-018-001-20	=	31,443
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Est. TCV/Total Floor Area = 44.92

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,000	16,000	16,000	7,518	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-300	0	0	180	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,700	15,700	15,700	7,698	7,698	7,698	

009-018-001-24 2019 Est. T.C.V. JAHNER DONALD R & VICKIE S
 Property Class: 401 2717 S SEELEY RD
 Map #: LAKE TOWNSHIP CADILLAC, MI 49601-8939

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	138.00	315.70	1.0000	1.0000	40	100		5,520
138 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								5,520

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1300 SF Floor Area = 1300 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	1,300		
			Total:	102,455	87,087

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	661
3 Fixture Bath	1	2,463	2,094
Separate Shower	1	793	674

Water/Sewer

1000 Gal Septic	1	3,235	2,750
Water Well, 100 Feet	1	4,178	3,551

Deck

Treated Wood	80	1,642	1,396
Treated Wood	120	2,137	1,816

Built-Ins

Appliance Allow.	1	1,243	1,057
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Fireplaces

Prefab 1 Story	1	1,396	1,187
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Totals: 120,320 102,273

Notes: Century MY9845367ABW

ECF (4091 SEELEY & ROOSTED RD AREA) 0.600 => TCV: 61,364

2019 Est. T.C.V. 009-018-001-24 = 66,884

Est. TCV/Total Floor Area = 51.45, Most recent sale 01/29/2008 for 42,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,200	30,200	30,200	25,235	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	0	605	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,400	33,400	33,400	25,840	25,840	0	

009-018-001-25 2019 Est. T.C.V. MOBLEY DOUGLAS D & BEVERLY A
 Property Class: 401 2595 S SEELEY RD
 Map #: LAKE TOWNSHIP CADILLAC, MI 49601

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			20.000	Acres	2,100	100		42,000
		20.00	Total	Acres			Total Est. Land Value =	42,000

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1456 SF Floor Area = 1456 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	Pine Logs	Basement	1,456		
			Total:	161,879	145,692

Other Additions/Adjustments

Plumbing

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

Water/Sewer

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

Porches

CPP	120	1,800	1,620
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Garages

Class: C Exterior: Pole (Finished)

Door Opener	1	415	373
Base Cost	3200	77,344	69,610

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

Base Cost	840	25,570	23,013
Door Opener	1	415	373

Built-Ins

Appliance Allow.	1	2,099	1,889
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Totals: 282,265 254,038

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.880 => TCV: 223,553

2019 Est. T.C.V. 009-018-001-25 = 265,553

Est. TCV/Total Floor Area = 182.39

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
114,300	114,300	114,300	97,001	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	18,500	0	2,328	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
132,800	132,800	132,800	99,329	99,329	99,329	

009-018-001-30 2019 Est. T.C.V. LABEAU EDWARD T & JOANN
Property Class: 401 2371 S SEELEY RD
Map #: LAKE TOWNSHIP CADILLAC, MI 49601

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
EQ APPRAISAL			20.000		2,100	100		42,000
		20.00	Total Acres		Total Est.		Land Value =	42,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	125	50	274
Total Estimated Land Improvements True			Cash Value =	274

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1995

(11) Heating System: Forced Heat & Cool
Ground Area = 1456 SF Floor Area = 1456 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,456		
			Total:	132,625	99,469

Other Additions/Adjustments

Plumbing

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

Water/Sewer

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

Deck

Treated Wood	260	3,567	2,675
Treated Wood	130	2,266	1,699
Treated Wood w/Roof (Deck Portion)	100	1,843	1,382
Treated Wood w/Roof (Roof portion)	100	1,151	863

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 520 12,054 9,040

Built-Ins

Appliance Allow.	1	1,243	932
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Totals: 165,403 124,049

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.600 => TCV: 74,429

2019 Est. T.C.V. 009-018-001-30 = 116,703

Est. TCV/Total Floor Area = 80.15, Most recent sale 07/23/2009 for 85,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
56,500	56,500	56,500	46,654	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	0	1,119	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,400	58,400	58,400	47,773	47,773	47,773	

009-018-001-34 2019 Est. T.C.V. DEANDA DAVID P & MARLINDA M
 Property Class: 402 S SEELEY 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
EQ APPRAISAL			10.000		Acres	2,100	100	21,000
		10.00	Total	Acres		Total	Est. Land Value =	21,000

2019 Est. T.C.V. 009-018-001-34 = 21,000

Est. TCV/Total Floor Area = 14.42, Most recent sale 11/01/2001 for 27,000

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

009-018-001-35 2019 Est. T.C.V. BELDEN PAUL A & BRIDGET
Property Class: 401 2255 S SEELEY 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
EQ APPRAISAL			9.740 Acres		2,137	100		20,818
		9.74 Total Acres			Total Est.		Land Value =	20,818

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 5 Blt 2003

(11) Heating System: Forced Heat & Cool
Ground Area = 1645 SF Floor Area = 3243 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	1,645		
1 Story	Siding	Overhang	364		
Total:				300,778	255,670

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	952
3 Fixture Bath	2	7,051	5,993

Water/Sewer

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

Porches

CCP (1 Story)	31	774	658
WPP	529	6,724	5,715

Deck

Treated Wood	50	1,330	1,130
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Garages

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

Base Cost	858	24,916	21,179
Common Wall: 1 Wall	1	-2,038	-1,732
Door Opener	2	830	705

Built-Ins

Appliance Allow.	1	2,099	1,784
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Fireplaces

Prefab 2 Story	1	2,405	2,044
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Totals: 354,087 300,981

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.880 => TCV: 264,863

2019 Est. T.C.V. 009-018-001-35 = 286,651

Est. TCV/Total Floor Area = 88.39, Most recent sale 11/01/2001 for 26,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
121,200	121,200	121,200	104,958	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	22,100	0	0	2,518	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
143,300	143,300	143,300	107,476	107,476	107,476	

009-018-001-36 2019 Est. T.C.V. WESTMAN JAMES K & SARAH
 Property Class: 401 2255 S SEELEY RD X501
 Map #: LAKE TOWNSHIP Cadillac, MI 49601

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 SALES & EQ RATE 9.910 Acres 2,113 100 20,937
 9.91 Total Acres Total Est. Land Value = 20,937

Land Improvement Cost Estimates
 Description Rate Size % Good Cash Value
 Wood Frame 24.51 80 50 980
 Total Estimated Land Improvements True Cash Value = 980

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C Blt 2006

(11) Heating System: Radiant (in-floor), Wood Furnace Add-On
 Ground Area = 952 SF Floor Area = 1428 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Basement	952		
			Total:	146,964	139,615

Other Additions/Adjustments

Exterior					
Brick Veneer			40	522	496
Plumbing					
Average Fixture(s)			1	1,120	1,064
Water/Sewer					
1000 Gal Septic			1	3,691	3,506
Water Well, 100 Feet			1	4,407	4,187
Porches					
WCP (1 Story)			180	5,683	5,399
Balcony					
Wood Balcony			48	1,484	1,410
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			784	15,790	15,000
Built-Ins					
Appliance Allow.			1	2,099	1,994
Carpports					
Aluminum			320	3,536	3,359
			Totals:	185,296	176,030

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.880 => TCV: 154,906

2019 Est. T.C.V. 009-018-001-36					=	176,823
Est. TCV/Total Floor Area = 123.83, Most recent sale 06/26/2018 for 195,900						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
63,900	63,900	63,900	54,754	2.40		
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
11,100	13,400	0	11,100	22,546	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
88,400	88,400	88,400	67,168	88,400	88,400	

009-018-001-37 2019 Est. T.C.V. ALTMAN KENT D & STACY L
Property Class: 401 S SEELEY RD
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			9.89 Acres		2000	100		19,780
			9.89 Total Acres				Total Est. Land Value =	19,780

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	14.28	288	75	3,085
Wood Frame	15.03	192	75	2,164
			Total Estimated Land Improvements True Cash Value =	5,249

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

(11) Heating System: Forced Air w/ 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					
Water/Sewer					
			1	3,235	2,911
			1	4,178	3,760
Deck					
			648	6,111	5,500
Unit-in-Place Cost Items					
			2500	2,675	2,541 *95% Good
			Totals:	16,199	14,712

Notes: DUTCHMAN TT

ECF (4091 SEELEY & ROOSTED RD AREA) 0.880 => TCV: 12,947

2019 Est. T.C.V. 009-018-001-37					=	37,976
Est. TCV/Total Floor Area =	0.00	Most recent sale	05/07/2004	for	60,000	
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
18,300	18,300	18,300	14,632	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	700		0		351	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,000	19,000	19,000	14,983	14,983	0	

009-018-001-38	2019 Est. T.C.V.	ALTMAN KENT D & STACY L
Property Class: 402		SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			9.87 Acres		2000	100		19,740
			9.87 Total Acres				Total Est. Land Value =	19,740

2019 Est. T.C.V. 009-018-001-38 = 19,740

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,900	9,900	9,900	9,597	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	230	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,900	9,900	9,900	9,827	9,827	0	

009-018-001-39 2019 Est. T.C.V. STURDAVANT ROBERT D
 Property Class: 401 2255 S SEELEY RD X 901
 Map #: LAKE TOWNSHIP CADILLAC, MI 49601

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			9.85 Acres		2000	100		19,700
			9.85 Total Acres				Total Est. Land Value =	19,700

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	4.92	486	50	1,195
Wood Frame	15.80	320	50	2,528
				Total Estimated Land Improvements True Cash Value = 3,723

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 2010

(11) Heating System: No Heating/Cooling
 Ground Area = 912 SF Floor Area = 1140 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Piers	912		
			Total:	83,501	93,116

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	-2,929	-2,665
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Porches

WPP	385	4,335	3,945
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Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 1008 25,462 23,170

Fireplaces

Wood Stove	1	1,630	1,483
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Totals: 111,999 101,919

Notes: NO PERMITS - SANDY STURDAVANT STATES NO PLUMBING OR ELECTRICAL 12/4/2018

ECF (4091 SEELEY & ROOSTED RD AREA) 0.880 => TCV: 89,689

Cost Est. for Res. Bldg: 2 Single Family 1S Cls C 5 Blt 2018

(11) Heating System: Forced Heat & Cool
 Ground Area = 2052 SF Floor Area = 2052 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	Crawl Space	2,052		
			Total:	211,501	209,378

Other Additions/Adjustments

Plumbing

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

Water/Sewer

1000 Gal Septic	1	3,691	3,654
Water Well, 100 Feet	1	4,407	4,363

Porches

CCP (1 Story)	240	4,663	4,616
CCP (1 Story)	240	4,663	4,616

Deck

Treated Wood	64	1,537	1,522
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 576 18,824 18,636
 Common Wall: 2 Wall 1 -4,076 -4,035

Parcel Number: 009-018-001-39

Page: 2

Door Opener	2	830	822	
Built-Ins				
Appliance Allow.	1	2,099	2,078	
Local Cost Items				
GENERATOR	1	1,500	1,425	*95% Good
	Totals:	254,284	251,674	

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.880 => TCV: 221,473

2019 Est. T.C.V. 009-018-001-39	=	334,585			
Est. TCV/Total Floor Area = 104.82, Most recent sale 02/24/2002 for 28,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
94,100	94,100	94,100	83,706	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
55,900	17,300	0	55,900	2,008	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
167,300	167,300	167,300	141,614	141,614	141,614

009-018-001-40	2019 Est. T.C.V.	GUSHA SHERYL KAE
Property Class: 401		2900 S SEELEY RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

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			6.44 Acres		2000	100		12,880
			6.44 Total Acres				Total Est. Land Value =	12,880

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	16.24	144	94	2,199
			Total Estimated Land Improvements True Cash Value =	2,199

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1994

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1560 SF Floor Area = 1560 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,560		
			Total:	118,907	98,693

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	646
3 Fixture Bath	1	2,463	2,044

Water/Sewer

1000 Gal Septic	1	3,235	2,685
Water Well, 100 Feet	1	4,178	3,468

Built-Ins

Appliance Allow.	1	1,243	1,032
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Fireplaces

Prefab 1 Story	1	1,396	1,159
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Totals: 132,200 109,727

Notes: 1994 REDMAN #334T2610299T

ECF (4091 SEELEY & ROOSTED RD AREA) 0.600 => TCv: 65,836

2019 Est. T.C.V. 009-018-001-40 = 80,915

Est. TCv/Total Floor Area = 51.87, Most recent sale 09/27/2006 for 60,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,500	36,500	36,500	28,894	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,000	0	0	693	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,500	40,500	40,500	29,587	29,587	29,587	

009-018-001-50 2019 Est. T.C.V. PIETROWSKI ANTHONY
 Property Class: 401 2525 S SEELEY RD
 Map #: LAKE TOWNSHIP CADILLAC, MI 49601

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

* Factors *

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Gazeboo(s): Standard	3,460.38	1	35	1,211
Total Estimated Land Improvements True Cash Value =				1,211

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 0

(11) Heating System: Wall Furnace
 Ground Area = 1280 SF Floor Area = 1280 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1280		
Total:				39,815	13,934

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	192	1,572	550		
Plumbing					
Average Fixture(s)	1	568	199		
2 Fixture Bath	1	1,198	419		
Water/Sewer					
1000 Gal Septic	1	3,235	1,132		
Water Well, 50 Feet	1	1,895	663		
Deck					
Treated Wood	36	1,098	384		
Treated Wood	144	2,424	848		
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost	960	14,573	5,101		
Door Opener	2	653	229		
Built-Ins					
Appliance Allow.	1	1,243	435		
Totals:				68,274	23,894

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.500 => TCV: 11,947

2019 Est. T.C.V. 009-018-001-50						=	53,158
Est. TCV/Total Floor Area = 41.53, Most recent sale 08/26/2015 for 65,000							
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
29,400	29,400	29,400	29,400	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,800	0	0	-2,800	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
26,600	26,600	26,600	30,105	26,600	26,600		

009-018-001-65	2019 Est. T.C.V.	CARLSTROM ROBERT G III &
Property Class: 402		S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$2000	60.00	Acres		2000	100		120,000
Residentia LTDACCESS@	\$1200	20.00	Acres		1200	100		24,000
		80.00	Total Acres				Total Est. Land Value =	144,000

2019 Est. T.C.V. 009-018-001-65 = 144,000

Est. TCV/Total Floor Area = 112.50, Most recent sale 10/01/1995 for 57,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
80,000	80,000	80,000	24,441	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,000	0	0	586	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
72,000	72,000	72,000	25,027	25,027	0	

009-018-001-80 2019 Est. T.C.V. NEAR MARK P & JUDY R
 Property Class: 401 2135 S SEELEY RD
 Map #: LAKE TOWNSHIP CADILLAC, MI 49601

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia LTDACCESS@	\$1200	74.00	Acres	1200	100	>	30A IS WETLAND/SWAMP	88,800
74.00 Total Acres Total Est. Land Value =								88,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	4.92	414	0	0
Fencing: Wire Mesh, #9	2.84	504	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 CD Blt 2000

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1352 SF Floor Area = 1352 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,352		
			Total:	131,934	112,145

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	793
3 Fixture Bath	1	2,929	2,490
Separate Shower	1	902	767

Water/Sewer

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

Garages

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

Base Cost	768	16,220	13,787
Storage Over Garage	576	4,625	3,931

Built-Ins

Appliance Allow.	1	1,467	1,247
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Deck

Composite	384	4,927	4,188
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Totals: 171,670 145,921

Notes: 2133 HOUSE

ECF (4091 SEELEY & ROOSTED RD AREA) 0.880 => TCV: 128,410

2019 Est. T.C.V. 009-018-001-80 = 219,110

Est. TCV/Total Floor Area = 162.06, Most recent sale 04/07/2016 for 142,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
99,100	99,100	99,100	91,992	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,500	0	2,207	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
109,600	109,600	109,600	94,199	94,199	94,199

009-018-008-80 2019 Est. T.C.V. ANKNEY RYAN & DYKGRAFF ZOEY
 Property Class: 401 2785 S SEELEY RD
 Map #: LAKE TOWNSHIP CADILLAC, MI 49601

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	147.00	518.57	1.0000	1.0000	50	100		7,350
147 Actual Front Feet, 1.75 Total Acres Total Est. Land Value =								7,350

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	108	50	237
Total Estimated Land Improvements True Cash Value =				237

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/20/100/100/16

Building Areas

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

Garages

Class: D Exterior: Pole (Unfinished)					
	Base Cost		896	13,763	2,202
	No Concrete Floor		392	-1,658	-265
	Totals:			12,105	1,937

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.880 => TCV: 1,704

2019 Est. T.C.V. 009-018-008-80			=	9,291		
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/05/2018 for 10,500						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,800	5,800	5,800	4,958	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,500	2,700	0	1,950	2,308
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,600	4,600	4,600	2,713	4,600	0	

009-018-008-84 2019 Est. T.C.V. SIDDALL CHARLEEN & MILLER JEFFREY &
 Property Class: 401 2947 S SEELEY RD
 Map #: LAKE TOWNSHIP CADILLAC, MI 49601

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			10.79 Acres		2000	100		21,580
			10.79 Total Acres				Total Est. Land Value =	21,580

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	16.64	128	50	1,065
				Total Estimated Land Improvements True Cash Value = 1,065

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 980 SF Floor Area = 980 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	980		
			Total:	75,616	73,468

Other Additions/Adjustments

Plumbing					
	Average Fixture(s)		1	778	622
Water/Sewer					
	1000 Gal Septic		1	3,235	2,588
	Water Well, 50 Feet		1	1,895	1,516
Deck					
	Treated Wood		64	1,471	1,177
	Treated Wood		30	980	784
Built-Ins					
	Appliance Allow.		1	1,243	994
			Totals:	85,218	68,174

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.400 => TCv: 27,270

Cost Est. for Res. Bldg: 2 Single Family 1S Cls D Blt 2000

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 2312 SF Floor Area = 2312 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	1,696		
1 Story	Siding	Crawl Space	616		
			Total:	159,522	127,618

Other Additions/Adjustments

Plumbing					
	Average Fixture(s)		1	778	622
Water/Sewer					
	1000 Gal Septic		1	3,235	2,588
	Water Well, 50 Feet		1	1,895	1,516

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 336 10,349 8,279
 No Concrete Floor 336 -1,421 -1,137

Built-Ins

Appliance Allow. 1 1,243 994

Totals: 175,601 140,480

Notes: POLE CONSTRUCTION

ECF (4091 SEELEY & ROOSTED RD AREA) 0.880 => TCV: 123,623

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0
 Description of Occupancy: SELF STORAGE BLDG 1

Costs are taken from the Warehouses - Mini cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: D,Pole Quality: Low Cost
 Stories: 0 Story Height: 8 Perimeter: 0

Base Rate for Upper Floors = 28.92

Adjusted Square Foot Cost for Upper Floors = 28.92

Total Floor Area: 960 Base Cost New of Upper Floors = 27,763
 Reproduction/Replacement Cost = 27,763
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0
 Total Depreciated Cost = 18,601

ECF (4091 SEELEY & ROOSTED RD AREA) 0.900 => TCV of Bldg: 1 = 16,741
 Replacement Cost/Floor Area= 28.92 Est. TCV/Floor Area= 17.44

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0
 Description of Occupancy: SELF STORAGE BLDG 2

Costs are taken from the Warehouses - Mini cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 14 Perimeter: 0

Base Rate for Upper Floors = 32.67

Adjusted Square Foot Cost for Upper Floors = 32.67

Total Floor Area: 960 Base Cost New of Upper Floors = 31,363
 Reproduction/Replacement Cost = 31,363
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0
 Total Depreciated Cost = 21,013

ECF (4091 SEELEY & ROOSTED RD AREA) 0.900 => TCV of Bldg: 2 = 18,912
 Replacement Cost/Floor Area= 32.67 Est. TCV/Floor Area= 19.70

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0

Costs are taken from the Sheds - Material Storage, 4 Wall cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: D,Pole Quality: Average
 Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 22.82

Adjusted Square Foot Cost for Upper Floors = 22.82

Total Floor Area: 1,008 Base Cost New of Upper Floors = 23,002
 Reproduction/Replacement Cost = 23,002
 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0
 Total Depreciated Cost = 11,271

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

Item Description	Col.	Rate	SqFt	Adj.	Adj.	Cost
------------------	------	------	------	------	------	------

(13) Roof Structure:						
Wood Joists, Wood or Composition Deck	1 Up	3.36	1008	1.000	1.000	3,387

(14) Roof Cover:						
Alum./Steel Corrugated or Crimped	1 Up	1.79	1008	1.000	1.000	1,804

Total Cost of Upper Stories = 5,191
 1 Stories Above Ground, Number of stories multiplier for upper stories = 1.000
 Total Cost New = 5,191

Architectural Multiplier: 1.00

Parcel Number: 009-018-008-84

Reproduction/Replacement Cost = 5,191
 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0
 Total Depreciated Cost = 2,544

ECF (4091 SEELEY & ROOSTED RD AREA) 0.900 => TCV of Bldg: 3 = 12,433
 Replacement Cost/Floor Area= 27.97 Est. TCV/Floor Area= 12.33

Total Estimated True Cash Value of Commercial/Industrial Buildings = 48,086

2019 Est. T.C.V. 009-018-008-84 = 221,624

Est. TCV/Total Floor Area = 35.63

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
92,900	92,900	92,900	73,477	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,900	0	0	1,763	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
110,800	110,800	110,800	75,240	75,240	0	

009-018-008-94 2019 Est. T.C.V. SIDDALL CHARLEEN & MILLER JEFFREY &
 Property Class: 401 2947 S SEELEY RD
 Map #: LAKE TOWNSHIP CADILLAC, MI 49601

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$2800			3.64 Acres		2800	100		10,192
			3.64 Total Acres				Total Est. Land Value =	10,192

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1971

(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	Slab	480		
			Total:	42,843	25,706

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
Porches					
	WGEP (1 Story)		120	6,965	4,179
	Foundation: Shallow		120	-754	-452
Built-Ins					
	Appliance Allow.		1	1,243	746
			Totals:	56,205	33,724

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.880 => TCV: 29,677

2019 Est. T.C.V. 009-018-008-94 = 39,869

Est. TCV/Total Floor Area = 83.06

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,000	17,000	17,000	11,713	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	0	281	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,900	19,900	19,900	11,994	11,994	0	

009-018-008-97	2019 Est. T.C.V.	SIDDALL CHARLEEN & MILLER JEFFREY &
Property Class: 402		S SEELEY 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	150.06	557.35	1.0000	1.0000	40	100		6,002	
150 Actual Front Feet, 1.92 Total Acres								Total Est. Land Value =	6,002

2019 Est. T.C.V. 009-018-008-97 = 6,002

Est. TCV/Total Floor Area = 12.50

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	1,013	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	24	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	1,037	1,037	1,037	

009-018-009-00	2019 Est. T.C.V.	STATE OF MICHIGAN
Property Class: 702		W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			199.725	Acres	1,500	100		299,588
		199.72	Total	Acres	Total	Est.	Land Value =	299,588

2019 Est. T.C.V. 009-018-009-00 = 0

Est. TCV/Total Floor Area = 0.00

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

009-018-010-00	2019 Est. T.C.V.	STEER MICHELLE M
Property Class: 401		11213 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	330.00	660.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.00 Total Acres								Total Est. Land Value = 13,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	225	89	879
Total Estimated Land Improvements True Cash Value =				879

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 840 SF Floor Area = 840 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	840		
Total:				66,624	66,714

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	778		638
Water/Sewer					
1000 Gal Septic		1	3,235		2,653
Water Well, 50 Feet		1	1,895		1,554
Built-Ins					
Appliance Allow.		1	1,243		1,019
Deck					
Treated Wood		20	666		546
Totals:				74,441	61,042
Notes:					
ECF (4091 SEELEY & ROOSTED RD AREA) 0.400 => TCV:					24,417

Cost Est. for Res. Bldg: 2 Mobile Home 1S Cls Low Blt 0

(11) Heating System: Wall Furnace
 Ground Area = 672 SF Floor Area = 672 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	672		
Total:				26,674	9,336

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical		136	1,114		390
Plumbing					
Average Fixture(s)		1	568		199
Water/Sewer					
1000 Gal Septic		1	3,235		1,132
Water Well, 50 Feet		1	1,895		663
Deck					
Treated Wood		25	862		302
Built-Ins					
Appliance Allow.		1	1,243		435
Totals:				35,591	12,457
Notes:					
ECF (4091 SEELEY & ROOSTED RD AREA) 0.500 => TCV:					6,229

2019 Est. T.C.V. 009-018-010-00	=	44,725				
Est. TCV/Total Floor Area = 29.58, Most recent sale 03/03/2015 for 16,364						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,700	24,700	24,700	18,823	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-2,300	0	0	451	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,400	22,400	22,400	19,274	19,274	0	

009-018-011-00 2019 Est. T.C.V. GRAMES KENETH E & LORA F
 Property Class: 401 11165 W ROSTED RD
 Map #: LAKE TOWNSHIP Cadillac, MI 49601

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	33.00	172.11	1.0000	1.0000	40	100		1,320
40/FF	296.89	667.50	1.0000	1.0000	40	100		11,876
330 Actual Front Feet, 4.68 Total Acres Total Est. Land Value =								13,196

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	190	0	0
Fencing: Wire Mesh, #9	2.88	100	0	0
Wood Frame	17.13	572	0	0
Wood Frame	18.02	288	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 Mobile Home HUD Cls Average Blt 1979

(11) Heating System: Wall Furnace
 Ground Area = 1134 SF Floor Area = 1134 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	910		
Addition	Siding	Crawl	224		
			Total:	53,737	18,807

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	158	1,362	477
Plumbing			
Average Fixture(s)	1	731	256
Water/Sewer			
1000 Gal Septic	1	3,691	1,292
Water Well, 50 Feet	1	2,038	713

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	960	27,206	9,522
Class: C Exterior: Pole (Unfinished)			
Base Cost	600	13,044	4,565
No Concrete Floor	600	-3,024	-1,058

Built-Ins

Appliance Allow.	1	2,099	735
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Deck

w/Roof (Roof portion)	190	2,449	857
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Totals: 103,333 36,166

Notes: 14X70 REDMAN

ECF (4091 SEELEY & ROOSTED RD AREA) 0.500 => TCY: 18,083

2019 Est. T.C.V. 009-018-011-00		=	36,029		
Est. TCY/Total Floor Area = 31.77, Most recent sale 01/10/2007 for 45,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
17,300	17,300	17,300	16,945	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	700	0	0	406	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
18,000	18,000	18,000	17,351	17,351	17,351

009-018-011-80 2019 Est. T.C.V. GRAMES KENETH E & LORA F
 Property Class: 201 11167 W ROSTED RD
 Map #: LAKE TOWNSHIP Cadillac, MI 49601

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, 0.66 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	11.09	40	50	222
D/W/P: Crushed Rock	1.61	1000	0	0
Total Estimated Land Improvements True Cash Value =				222

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1979

Costs are taken from the Shed - Office Structure cost schedules.

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

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 8 Perimeter: 68
 Overall Building Height: 8

Base Rate for Upper Floors = 52.30

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 3.14 100%
 Adjusted Square Foot Cost for Upper Floors = 55.44

Total Floor Area: 264 Base Cost New of Upper Floors = 14,636

Reproduction/Replacement Cost = 14,636
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
 Total Depreciated Cost = 12,002

ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 1 = 9,361
 Replacement Cost/Floor Area= 55.44 Est. TCV/Floor Area= 35.46

Total Estimated True Cash Value of Commercial/Industrial Buildings = 9,361

2019 Est. T.C.V. 009-018-011-80 = 17,583

Est. TCV/Total Floor Area = 66.60

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,900	9,900	9,900	4,678	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,100	0	0	112	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,800	8,800	8,800	4,790	4,790	0	

009-018-012-00 2019 Est. T.C.V. ALLEN BRENNEN & ALLEN BRIAN &
 Property Class: 401 11085 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	330.00	660.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								13,200

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

(11) Heating System: Forced Air w/ 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					

Water/Sewer

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

Garages

Class: C Exterior: Pole (Finished)
 Base Cost 960 24,317 21,885

Porches

CCP (1 Story)			720	15,775	14,197
CCP (1 Story)			15	573	516

Totals: 48,763 43,886

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.880 => TCv: 38,620

2019 Est. T.C.V. 009-018-012-00 = 51,820

Est. TCv/Total Floor Area = 0.00, Most recent sale 02/25/2018 for 2,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,200	24,200	24,200	21,645	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,700	0	0	4,255	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,900	25,900	25,900	22,164	25,900	0	

009-018-013-00	2019 Est. T.C.V.	COMPS ALAN M
Property Class: 402		W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	330.00	660.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								13,200

2019 Est. T.C.V. 009-018-013-00 = 13,200

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,600	6,600	6,600	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	
6,600	6,600	6,600	4,557	4,557	0	

009-018-014-00 2019 Est. T.C.V. SCAFE DOUGLAS G & JANE
 Property Class: 401 11030 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	330.00	660.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								13,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	11.84	9	0	0
Wood Frame	17.13	400	75	5,139
Total Estimated Land Improvements True Cash Value =				5,139

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 1336 SF Floor Area = 1336 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,120		
1 Story	Siding	Slab	216		
			Total:	152,796	151,267

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,120		1,109
Water/Sewer					
1000 Gal Septic		1	3,691		3,654
Water Well, 100 Feet		1	4,407		4,363
Porches					
WCP (1 Story)		119	4,161		4,119
Garages					
Class: C Exterior: Pole (Unfinished)					
Door Opener		2	830		822
Base Cost		2112	38,671		38,284
Breezeways					
Frame Wall		120	4,873		4,824
Recreation Room		1120	16,430		8,215
			Totals:	226,979	216,657

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 190,658

2019 Est. T.C.V. 009-018-014-00					=	208,997
Est. TCV/Total Floor Area = 156.43, Most recent sale 07/06/2015 for 17,500						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,100	54,100	54,100	53,796	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
43,000	7,400	0	43,000	1,291	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
104,500	104,500	104,500	98,087	98,087	98,087	

009-018-015-00	2019 Est. T.C.V.	BARNES GERALD O
Property Class: 401		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	330.00	660.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.00 Total Acres								Total Est. Land Value = 13,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	15.84	160	46	1,166
Total Estimated Land Improvements True Cash Value =				1,166

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

Plumbing					
Average Fixture(s)	1	568	199		
Water/Sewer					
1000 Gal Septic	1	3,235	1,132		
Water Well, 50 Feet	1	1,895	663		
Built-Ins					
Appliance Allow.	1	1,243	435		
Totals:				35,100	12,284

Notes: 1967 HOMETTE MH

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 6,142

2019 Est. T.C.V. 009-018-015-00	=	20,508			
Est. TCV/Total Floor Area = 28.48					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
10,300	10,300	10,300	9,746	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	233	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,300	10,300	10,300	9,979	9,979	0

009-018-016-00 2019 Est. T.C.V. PINTRICK RYAN A &
 Property Class: 401 11204 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000		10.00	Acres		2000	100		20,000
		10.00	Total Acres				Total Est. Land Value =	20,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.35	5600	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 1978

(11) Heating System: Forced Air w/ Ducts
 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					

Plumbing

Average Fixture(s)	1	1,120	728
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Water/Sewer

1000 Gal Septic	1	3,691	2,399
Water Well, 50 Feet	1	2,038	1,325

Porches

CCP (1 Story)	192	3,853	2,504
Foundation: Shallow	192	-991	-644
CCP (1 Story)	334	6,212	4,038
Foundation: Shallow	334	-1,339	-870

Built-Ins

Appliance Allow.	1	2,099	1,364
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Garages

Class: C Exterior: Pole (Finished)			
Base Cost	2165	52,328	34,013
Class: C Exterior: Pole (Unfinished)			
Base Cost	1615	29,571	19,221
Class: C Exterior: Pole (Unfinished)			
Base Cost	1280	23,437	15,234
No Concrete Floor	1280	-6,451	-4,193

Totals: 115,568 75,119

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 66,105

2019 Est. T.C.V. 009-018-016-00 = 88,480

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,500	42,500	42,500	40,329	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,700	0	0	967	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,200	44,200	44,200	41,296	41,296	41,296	

009-019-001-70 2019 Est. T.C.V. BOROWSKI RICHARD H & JANNETTE
 Property Class: 401 11275 W KELLY 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	216.00	400.00	1.0000	1.0000	40	100		8,640
216 Actual Front Feet, 1.98 Total Acres Total Est. Land Value =								8,640

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	94	940
Total Estimated Land Improvements True Cash Value =				940

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 980 SF Floor Area = 980 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	980		
Total:				118,865	89,147

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,456
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Plumbing

Average Fixture(s)	1	1,120	840
2 Fixture Bath	1	2,359	1,769

Water/Sewer

1000 Gal Septic	1	3,691	2,768
Water Well, 50 Feet	1	2,038	1,528

Porches

WGEP (1 Story)	36	3,963	2,972
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Deck

Treated Wood	360	4,622	3,466
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Garages

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

Base Cost	368	13,980	10,485
Common Wall: 1 Wall	1	-2,038	-1,528
Class: C Exterior: Pole (Unfinished)			
Base Cost	1800	32,958	24,718

Built-Ins

Appliance Allow.	1	2,099	1,574
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Totals: 185,599 139,195

Notes: SCHULT SUNWOOD MODULAR HOME

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV: 83,517

2019 Est. T.C.V. 009-019-001-70 = 93,097

Est. TCV/Total Floor Area = 95.00, Most recent sale 05/01/2003 for 87,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
44,500	44,500	44,500	31,935	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,000	0	0	766	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,500	46,500	46,500	32,701	32,701	32,701

009-019-001-75 2019 Est. T.C.V. SILVERS JACK & PATI L
 Property Class: 401 11393 W KELLY RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 121 - 300	\$2000	39.01	Acres	2000	100			78,020
Residentia LTDACCESS	\$1200	39.01	Acres	1200	100			46,812
78.02 Total Acres Total Est. Land Value =								124,832

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 Blt 2005

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1440 SF Floor Area = 1440 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,440		
			Total:	158,030	139,066

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,709
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Plumbing

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

Water/Sewer

1000 Gal Septic	1	3,691	3,248
Water Well, 100 Feet	1	4,407	3,878

Porches

WGEP (1 Story)	240	13,054	11,488
WCP (1 Story)	60	2,671	2,350

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	576	18,824	16,565	
Common Wall: 1.5 Wall	1	-3,057	-2,690	
Class: C Exterior: Pole (Finished)				
Base Cost	1728	41,766	36,754	

Built-Ins

Appliance Allow.	1	2,099	1,847
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Lump Sum Items

FV CABIN		500	440
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Totals:		248,572	218,743
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Notes: GAS HEATER

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 192,494

2019 Est. T.C.V. 009-019-001-75 = 318,276

Est. TCV/Total Floor Area = 221.03

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
148,400	148,400	148,400	123,191	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,700	0	0	2,956	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
159,100	159,100	159,100	126,147	126,147	126,147	

009-019-002-00 2019 Est. T.C.V. SILVERS JACK & PATI L
 Property Class: 401 11201 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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			20.00 Acres		3300	100		66,000
AG SW 2016 LIMITED ACCESS			59.00 Acres		1200	100		70,800
			79.00 Total Acres				Total Est. Land Value =	136,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	16.84	120	94	1,900
Metal Prefab	13.10	48	94	591
			Total Estimated Land Improvements True Cash Value =	2,491

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

(11) Heating System: Space Heater
 Ground Area = 256 SF Floor Area = 256 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	256		
			Total:	24,181	13,300

Other Additions/Adjustments

Totals: 24,181 13,300

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 11,704

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1998

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.
 <<<<< Calculator Cost Computations >>>>>

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

Base Rate for Upper Floors = 15.05

Adjusted Square Foot Cost for Upper Floors = 15.05

Total Floor Area: 575	Base Cost New of Upper Floors =	8,654
	Reproduction/Replacement Cost =	8,654
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0	Total Depreciated Cost =	5,712

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 5,140
 Replacement Cost/Floor Area= 15.05 Est. TCV/Floor Area= 8.94

Total Estimated True Cash Value of Commercial/Industrial Buildings = 5,140

2019 Est. T.C.V. 009-019-002-00 = 156,135

Est. TCV/Total Floor Area = 187.89, Most recent sale 04/29/2010 for 115,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
79,200	79,200	79,200	51,301	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,100	0	1,231	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
78,100	78,100	78,100	52,532	52,532	52,532	

009-019-002-90 2019 Est. T.C.V. WEISBECKER BRENT J & RACHEL L
 Property Class: 401 11061 W KELLY 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	208.70	208.70	1.0000	1.0000	40	100		8,348
209 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								8,348

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.57	120	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 BOCA/STATE Cls CD Blt 1990

(11) Heating System: Electric Baseboard
 Ground Area = 1056 SF Floor Area = 1056 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,056		
Total:				93,389	70,041

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	933	700	
3 Fixture Bath		1	2,929	2,197	
Water/Sewer					
1000 Gal Septic		1	3,453	2,590	
Water Well, 50 Feet		1	1,962	1,471	
Deck					
Treated Wood		200	3,062	2,296	
Treated Wood		30	1,000	750	
w/Roof (Roof portion)		120	1,487	1,115	
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		576	16,877	12,658	
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		240	8,465	6,349	
Built-Ins					
Appliance Allow.		1	1,467	1,100	
Totals:				135,024	101,267

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV: 60,760

2019 Est. T.C.V. 009-019-002-90		=		70,930	
Est. TCV/Total Floor Area = 67.17, Most recent sale 09/02/2004 for 57,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
34,400	34,400	34,400	28,947	2.40	
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment
0	1,100	0	0	694	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,500	35,500	35,500	29,641	29,641	29,641

009-019-003-00	2019 Est. T.C.V.	STATE OF MICHIGAN
Property Class: 702		S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 121 - 300	\$2000	361.16	Acres		2000	100		722,320
		361.16	Total Acres				Total Est. Land Value =	722,320

2019 Est. T.C.V. 009-019-003-00 = 0

Est. TCV/Total Floor Area = 0.00

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

009-019-004-00 2019 Est. T.C.V. OWENS KENNETH M & DARLENE
 Property Class: 401 3087 S SEELEY RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			8.040 Acres		2,441	100		19,628
			8.04 Total Acres				Total Est. Land Value =	19,628

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1978

(11) Heating System: Forced Warm Air
 Ground Area = 912 SF Floor Area = 912 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		
Addition	Siding	Crawl	192		
			Total:	48,624	17,019

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical			144	1,241	434
Plumbing					
Average Fixture(s)			1	731	256
Water/Sewer					
1000 Gal Septic			1	3,691	1,292
Water Well, 50 Feet			1	2,038	713
Built-Ins					
Appliance Allow.			1	2,099	735
Deck					
Treated Wood			20	693	243
w/Roof (Roof portion)			868	9,991	3,497
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			1216	22,265	7,793
			Totals:	91,373	31,982

Notes: 1978 SHANNON MH

ECF (4091 SEELEY & ROOSTED RD AREA) 0.500 => TCV: 15,991

2019 Est. T.C.V. 009-019-004-00					=	35,619
Est. TCV/Total Floor Area = 39.06, Most recent sale 06/01/1997 for 32,900						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,800	16,800	16,800	16,635	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	399	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,800	17,800	17,800	17,034	17,034	0	

009-019-004-80 2019 Est. T.C.V. REYES LUDYMAR
 Property Class: 401 3086 S SEELEY RD
 Map #: LAKE TOWNSHIP CADILLAC, 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
40/FF	213.80	407.48	1.0000	1.0000	40	100		8,552
214 Actual Front Feet, 2.00 Total Acres Total Est. Land Value =								8,552

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	21.86	48	0	0
Wood Frame	24.14	60	94	1,361
Wood Frame	21.80	80	94	1,639
Total Estimated Land Improvements True Cash Value =				3,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1980

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1440 SF Floor Area = 1440 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	864			
1 Story	Siding	Slab	576			*75% Good
			Total:	121,010	79,525	

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	933	560
Water/Sewer				
1000 Gal Septic		1	3,453	2,072
Water Well, 50 Feet		1	1,962	1,177

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Storage Over Garage		800	7,424	4,454
Base Cost		1200	29,160	17,496

Built-Ins

Appliance Allow.		1	1,467	880
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Totals: 165,409 106,164

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.880 => TCV: 93,424

2019 Est. T.C.V. 009-019-004-80 = 104,976

Est. TCV/Total Floor Area = 72.90, Most recent sale 03/01/2012 for 5,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,800	42,800	42,800	23,996	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,700	0	0	575	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,500	52,500	52,500	24,571	24,571	0	

009-019-005-00	2019 Est. T.C.V.	HUBBARD JOHN C
Property Class: 401		3240 S SEELEY RD
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
40/FF	43.00	330.00	1.0000	1.0000	40	100		1,720
43 Actual Front Feet, 0.33 Total Acres Total Est. Land Value =								1,720

2019 Est. T.C.V. 009-019-005-00	=	1,720			
Est. TCV/Total Floor Area = 1.19, Most recent sale 07/06/2004 for 27,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
900	900	900	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
900	900	900	921	900	0

009-019-006-00 2019 Est. T.C.V. FEISTER EDWARD J
 Property Class: 401 3241 S SEELEY RD
 Map #: LAKE TOWNSHIP CADILLAC, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			9.440 Acres		2,183	100		20,608
		9.44	Total Acres				Total Est. Land Value =	20,608

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Bit 1978

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 930 SF Floor Area = 930 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	930		
			Total:	77,875	46,725

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
Porches					
	WGEP (1 Story)		60	4,412	2,647
Deck					
	Treated Wood		80	1,642	985
Built-Ins					
	Appliance Allow.		1	1,243	746
Unit-in-Place Cost Items					
	BARN		500	535	380 *71% Good
			Totals:	91,615	55,028

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.600 => TCv: 33,017

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Low Bit 1986

(11) Heating System: Wall Furnace
 Ground Area = 924 SF Floor Area = 924 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	924		
			Total:	36,385	12,735

Other Additions/Adjustments

Plumbing					
	Average Fixture(s)		1	568	199
Water/Sewer					
	1000 Gal Septic		1	3,235	1,132
	Water Well, 100 Feet		1	4,178	1,462
Built-Ins					
	Appliance Allow.		1	1,243	435
			Totals:	45,609	15,963

Notes: 1986 FAIRMONT

ECF (4091 SEELEY & ROOSTED RD AREA) 0.500 => TCv: 7,982

2019 Est. T.C.V. 009-019-006-00 = 61,607

Est. TCv/Total Floor Area = 33.23, Most recent sale 02/02/2009 for 23,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
30,000	30,000	30,000	24,788	2.40

Parcel Number: 009-019-006-00

2019	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	800	0	0	594	0
2019 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	30,800	30,800	30,800	25,382	25,382	0

009-019-007-00	2019 Est. T.C.V.	SCHAFFER PAUL & LUCILLE
Property Class: 402		S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			10.120	Acres	2,100	100		21,252
		10.12	Total	Acres	Total	Est.	Land Value =	21,252

2019 Est. T.C.V. 009-019-007-00 = 21,252

Est. TCV/Total Floor Area = 11.46

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,600	10,600	10,600	6,437	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	154	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,600	10,600	10,600	6,591	6,591	0	

009-019-008-00 2019 Est. T.C.V. MCNAUGHTON LOUELLA D
 Property Class: 401 3121 S SEELEY RD
 Map #: LAKE TOWNSHIP CADILLAC, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			10.04 Acres		2000	100		20,080
			10.04 Total Acres				Total Est. Land Value =	20,080

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

(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:	109,273	71,026

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	933	606	
Water/Sewer					
1000 Gal Septic		1	3,453	2,244	
Water Well, 50 Feet		1	1,962	1,275	
Deck					
Treated Wood		64	1,503	977	
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		720	17,662	11,480	
Class: CD Exterior: Pole (Unfinished)					
Door Opener		1	368	239	
Base Cost		1200	19,668	12,784	
Built-Ins					
Appliance Allow.		1	1,467	954	
Breezeways					
Frame Wall		160	7,280	4,732	
Unit-in-Place Cost Items					
ROOF STRUCT. (SQ FT)		320	1,360	1,278	*94% Good
			Totals:	164,929	107,595

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.880 => TCV: 94,684

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Average Blt 1989

(11) Heating System: Wall Furnace
 Ground Area = 980 SF Floor Area = 980 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	980		
			Total:	44,048	17,619

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical		168	1,448	579	
Plumbing					
Average Fixture(s)		1	731	292	
Water/Sewer					
1000 Gal Septic		1	3,691	1,476	
Water Well, 50 Feet		1	2,038	815	
Deck					
Treated Wood		40	1,213	485	

Built-Ins			
Appliance Allow.	1	2,099	840
	Totals:	55,268	22,106

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.500 => TCV: 11,053

2019 Est. T.C.V. 009-019-008-00				=	125,817
Est. TCV/Total Floor Area = 61.08					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
57,000	57,000	57,000	50,845	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,900	0	0	1,220	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
62,900	62,900	62,900	52,065	52,065	41,652

009-019-009-00 2019 Est. T.C.V. FROST LEOTA H TRUST
 Property Class: 402 S SEELEY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000		10.04	Acres		2000	100		20,080
		10.04	Total Acres				Total Est. Land Value =	20,080

2019 Est. T.C.V. 009-019-009-00 = 20,080

Est. TCV/Total Floor Area = 9.75

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,000	10,000	10,000	6,437	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	154	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,000	10,000	10,000	6,591	6,591	0	

009-019-010-00 2019 Est. T.C.V. ROSENBERY SHELLEY K
 Property Class: 401 3333 S SEELEY RD
 Map #: LAKE TOWNSHIP CADILLAC, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			9.87 Acres		2000	100		19,740
Residentia ROW @ ZERO			0.25 Acres		0	100		0
			10.12 Total Acres				Total Est. Land Value =	19,740

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	425	0	0
D/W/P: Asphalt Paving	2.35	825	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 Mobile Home HUD Cls Average Blt 1985

(11) Heating System: Warm & Cool Air
 Ground Area = 910 SF Floor Area = 910 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	910		
			Total:	44,290	15,501

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical			158	1,362	477
Plumbing					
Average Fixture(s)			1	731	256
Water/Sewer					
1000 Gal Septic			1	3,691	1,292
Water Well, 50 Feet			1	2,038	713
Built-Ins					
Appliance Allow.			1	2,099	735
Deck					
Pine w/Roof (Deck Portion)			1504	11,791	4,127
Pine w/Roof (Roof portion)			1504	17,311	6,059
w/Roof (Roof portion)			80	1,145	401

Garages

Class: C Exterior: Pole (Unfinished)					
Base Cost			1200	21,972	7,690
			Totals:	106,430	37,251

Notes: 1985 TRIUMPH FAIRMONT MH #N054175

ECF (4091 SEELEY & ROOSTED RD AREA) 0.500 => TCV: 18,626

2019 Est. T.C.V. 009-019-010-00				=	43,366
Est. TCV/Total Floor Area = 47.65, Most recent sale 11/05/2018 for 83,500					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
19,900	19,900	19,900	19,900	2.40	
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment
200	1,600	0	0	200	1,600
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
21,700	21,700	21,700	20,577	21,700	0

009-019-011-00 2019 Est. T.C.V. GARDNER JOHN P
 Property Class: 401 3391 S SEELEY RD
 Map #: LAKE TOWNSHIP , 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000		10.12	Acres	2000	100			20,240
		10.12	Total Acres				Total Est. Land Value =	20,240

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.80	80	94	1,639
			Total Estimated Land Improvements True Cash Value =	1,639

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1981

(11) Heating System: Space Heater
 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					
Plumbing					
3	Fixture Bath		1	-2,929	-1,904
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
	Base Cost		432	13,884	9,025
Fireplaces					
	Wood Stove		1	1,630	1,059
			Totals:	12,585	8,180

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.880 => TCV: 7,198

2019 Est. T.C.V. 009-019-011-00 = 29,077

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,900	13,900	13,900	13,068	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	0	313	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,500	14,500	14,500	13,381	13,381	0	

009-019-012-00 2019 Est. T.C.V. KIDDER RICHARD M
 Property Class: 401 3465 S SEELEY RD
 Map #: LAKE TOWNSHIP CADILLAC, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			5.060	Acres	2,700	100		13,662
		5.06	Total Acres		Total Est. Land Value =			13,662

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	288	94	1,354
Wood Frame	17.13	468	50	4,008
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 =				6,302

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1296 SF Floor Area = 1296 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	1,296		
			Total:	127,494	82,871

Other Additions/Adjustments

Exterior					
Brick Veneer		96	1,252	814	
Plumbing					
Average Fixture(s)		1	1,120	728	
Water/Sewer					
1000 Gal Septic		1	3,691	2,399	
Water Well, 50 Feet		1	2,038	1,325	
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost		576	12,684	8,245	
Built-Ins					
Appliance Allow.		1	2,099	1,364	
Totals:				150,378	97,746

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.880 => TCV: 86,016

2019 Est. T.C.V. 009-019-012-00 = 105,980

Est. TCV/Total Floor Area = 81.77

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
44,300	44,300	44,300	37,659	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,700	0	0	903	0	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,000	53,000	53,000	38,562	38,562	38,562	

009-019-013-00 2019 Est. T.C.V. WEATHERWAX JAMES M
 Property Class: 401 3455 S SEELEY RD
 Map #: LAKE TOWNSHIP CADILLAC, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			5.060	Acres	2,700	100		13,662
			5.06	Total Acres			Total Est. Land Value =	13,662

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	1300	0	0
Wood Frame	25.57	72	50	920
Wood Frame	19.73	168	50	1,657

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 = 4,477

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C -5 Blt 1973

(11) Heating System: Forced Heat & Cool
 Ground Area = 816 SF Floor Area = 1356 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	720		
1 Story	Siding	Crawl Space	96		
			Total:	121,991	73,192

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	672
2 Fixture Bath	2	4,718	2,831

Water/Sewer

1000 Gal Septic	1	3,691	2,215
Water Well, 50 Feet	1	2,038	1,223

Deck

Treated Wood	72	1,624	974
Treated Wood	48	1,313	788

Garages

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

Base Cost	480	16,646	9,988
Door Opener	2	830	498

Built-Ins

Appliance Allow.	1	2,099	1,259
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Fireplaces

Exterior 1 Story	1	4,942	2,965
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Totals: 161,012 96,605

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.880 => TCv: 85,012

2019 Est. T.C.V. 009-019-013-00 = 103,151

Est. TCv/Total Floor Area = 76.07, Most recent sale 08/21/2015 for 72,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
44,300	44,300	44,300	39,104	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,300	0	938	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
51,600	51,600	51,600	40,042	40,042	40,042	

009-019-014-00 2019 Est. T.C.V. MONROE ADAM J & JATHERINE L
 Property Class: 401 3801 S SEELEY RD
 Map #: LAKE TOWNSHIP Cadillac, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			10.20 Acres		2000	100		20,400
			10.20 Total Acres				Total Est. Land Value =	20,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	12.51	50	94	588
D/W/P: 4in Ren. Conc.	6.21	288	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 =				2,488

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 1280 SF Floor Area = 1280 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	1,280		
			Total:	157,237	141,519

Other Additions/Adjustments

Plumbing

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

Water/Sewer

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

Porches

WPP	144	2,847	2,562
WPP	20	804	724

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	768	27,855	25,069
Common Wall: 1 Wall	1	-2,038	-1,834
Door Opener	2	830	747
Class: C Exterior: Pole (Unfinished)			
Base Cost	1292	23,657	21,291

Built-Ins

Appliance Allow.	1	2,099	1,889
Recreation Room	1280	18,778	9,389

Totals: 244,812 212,824

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.880 => TCv: 187,285

2019 Est. T.C.V. 009-019-014-00 = 210,173

Est. TCv/Total Floor Area = 164.20, Most recent sale 02/27/2009 for 159,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
88,700	88,700	88,700	79,140	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	16,400	0	1,899	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
105,100	105,100	105,100	81,039	81,039	81,039	

009-019-015-00 2019 Est. T.C.V. LEMLEY GEORGE F & POLLY A
 Property Class: 401 3727 S SEELEY RD
 Map #: LAKE TOWNSHIP Cadillac, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			9.580 Acres		2,161	100		20,706
			9.58 Total Acres				Total Est. Land Value =	20,706

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2004

(11) Heating System: Forced Hot Water
 Ground Area = 1248 SF Floor Area = 1248 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,248		
			Total:	111,744	96,100

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	933	802

Water/Sewer					
1000 Gal Septic			1	3,453	2,970
Water Well, 100 Feet			1	4,280	3,681

Garages

Class: CD Exterior: Pole (Unfinished)					
Base Cost			576	11,267	9,690

Built-Ins

Appliance Allow.			1	1,467	1,262
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Deck

Treated Wood			20	679	584
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Totals: 133,823 115,089

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.600 => TCV: 69,053

2019 Est. T.C.V. 009-019-015-00 = 89,759

Est. TCV/Total Floor Area = 71.92

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
45,100	45,100	45,100	36,475	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-200	0	0	875	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,900	44,900	44,900	37,350	37,350	37,350	

009-019-015-80	2019 Est. T.C.V.	WEATHERWAX JAMES
Property Class: 401		3688 S SEELEY 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
330 Actual Front Feet, 0.63 Total Acres								Total Est. Land Value = 8,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	21.86	40	0	0
Fencing: Wd, Split, 2 Rail	11.79	80	0	0
Wood Frame	18.89	120	50	1,133
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	97	970
Total Estimated Land Improvements True Cash Value =				2,975

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1975

(11) Heating System: Wall Furnace

Ground Area = 320 SF Floor Area = 320 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	Lap	Metal	320		
			Total:	18,612	6,515

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	652	228
Water/Sewer					
1000 Gal Septic			1	3,453	1,209
Water Well, 50 Feet			1	1,962	687
Porches					
WSEP (1 Story)			184	4,326	1,514
Built-Ins					
Appliance Allow.			1	1,467	513
Deck					
Treated Wood			18	611	214
w/Roof (Roof portion)			320	3,386	1,185
			Totals:	34,469	12,065

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 6,033

2019 Est. T.C.V. 009-019-015-80	=	17,008			
Est. TCV/Total Floor Area = 53.15, Most recent sale 09/04/2018 for 19,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,300	7,300	7,300	6,922	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,200	0	0	1,578	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,500	8,500	8,500	7,088	8,500	0

009-019-016-00 2019 Est. T.C.V. STEVENS ROGER D
 Property Class: 401 3613 S SEELEY RD
 Map #: LAKE TOWNSHIP Cadillac, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			9.21 Acres		2000	100		18,422
			9.21 Total Acres				Total Est. Land Value =	18,422

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	144	88	634
Wood Frame	21.25	120	94	2,397
			Total Estimated Land Improvements True Cash Value =	3,031

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1970

(11) Heating System: Forced Warm Air
 Ground Area = 1280 SF Floor Area = 1280 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Wood Shingle	1280		
			Total:	54,613	19,114

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	192	1,655	579		
Plumbing					
Average Fixture(s)	1	731	256		
3 Fixture Bath	1	2,317	811		
Water/Sewer					
1000 Gal Septic	1	3,691	1,292		
Water Well, 50 Feet	1	2,038	713		
Deck					
Treated Wood	80	1,718	601		
Treated Wood	60	1,486	520		
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	576	18,824	6,588		
Built-Ins					
Appliance Allow.	1	2,099	735		
				Totals:	89,172 31,209

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.500 => TCV: 15,605

2019 Est. T.C.V. 009-019-016-00				=	37,058
Est. TCV/Total Floor Area = 28.95, Most recent sale 12/12/2009 for 29,900					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
18,300	18,300	18,300	18,173	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	327	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
18,500	18,500	18,500	18,609	18,500	0

009-019-016-80 2019 Est. T.C.V. RADTKE JOHN D
 Property Class: 401 3575 S SEELEY RD
 Map #: LAKE TOWNSHIP CADILLAC, 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	140.00	311.14	1.0000	1.0000	40	100		5,600
140 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								5,600

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	50	500
Total Estimated Land Improvements True Cash Value =				500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1978

(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	Basement	1,040		
Total:				105,855	63,513

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1		933	560
Water/Sewer					
1000 Gal Septic		1		3,453	2,072
Water Well, 50 Feet		1		1,962	1,177

Garages

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

Base Cost	624	17,821	10,693
Common Wall: 1 Wall	1	-1,906	-1,144

Built-Ins

Appliance Allow.	1	1,467	880
Totals:		129,585	77,751

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.880 => TCv: 68,421

2019 Est. T.C.V. 009-019-016-80 = 74,521

Est. TCv/Total Floor Area = 71.65

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,100	32,100	32,100	28,690	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,200	0	0	688	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,300	37,300	37,300	29,378	29,378	29,378	

009-019-017-00 2019 Est. T.C.V. THAYER ROBERT & ANGELA
 Property Class: 401 3535 S SEELEY RD
 Map #: LAKE TOWNSHIP CADILLAC, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			9.61 Acres		2000	100		19,220
			9.61 Total Acres				Total Est. Land Value =	19,220

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	94	940
	Total Estimated Land Improvements True Cash Value =			940

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1988

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1248 SF Floor Area = 1248 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,248		
			Total:	132,796	99,592

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	840
2 Fixture Bath	1	2,359	1,769

Water/Sewer

1000 Gal Septic	1	3,691	2,768
Water Well, 50 Feet	1	2,038	1,528

Porches

WCP (1 Story)	192	5,933	4,450
WSEP (1 Story)	308	10,617	7,963

Deck

Treated Wood	696	7,120	5,340
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Garages

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

Base Cost	480	16,646	12,484
Common Wall: 1 Wall	1	-2,038	-1,528

Class: C Exterior: Pole (Unfinished)

Storage Over Garage	324	3,379	2,534
Base Cost	1296	23,730	17,797

Built-Ins

Appliance Allow.	1	2,099	1,574
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Fireplaces

Exterior 1 Story	1	4,942	3,706
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Totals: 214,432 160,817

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.880 => TCV: 141,519

2019 Est. T.C.V. 009-019-017-00 = 161,679

Est. TCV/Total Floor Area = 129.55, Most recent sale 10/01/1998 for 117,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
70,400	70,400	70,400	63,199	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,400	0	0	1,516	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,800	80,800	80,800	64,715	64,715	64,715	

009-019-018-00	2019 Est. T.C.V.	LARSEN GLEN C
Property Class: 402		S SEELEY 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
			0.600	Acres	0	100		0
			0.60	Total Acres	Total Est. Land Value =			8,000

2019 Est. T.C.V. 009-019-018-00 = 8,000

Est. TCV/Total Floor Area = 6.41

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	648	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	
4,000	4,000	4,000	663	663	0	