

009-020-002-30 2019 Est. T.C.V. RADEN CHRISTOPHER & RADEN RICHARD &
 Property Class: 401 3394 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		73.16	Acres	2800	100			204,851
		73.16	Total Acres				Total Est. Land Value =	204,851

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	14.83	200	50	1,483
				Total Estimated Land Improvements True Cash Value = 1,483

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1978

(11) Heating System: Space Heater
 Ground Area = 1216 SF Floor Area = 1216 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,216		
			Total:	106,577	69,276

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,384	900
Plumbing			
Average Fixture(s)	1	778	506
2 Fixture Bath	1	1,633	1,061
Water/Sewer			
1000 Gal Septic	1	3,235	2,103
Water Well, 50 Feet	1	1,895	1,232
Porches			
CCP (1 Story)	400	6,148	3,996
Garages			
Class: D Exterior: Pole (Unfinished)			
Base Cost	832	12,954	8,420
Built-Ins			
Appliance Allow.	1	1,243	808
Deck			
w/Roof (Roof portion)	192	2,039	1,325
Recreation Room	560	7,706	5,009
	Totals:	145,592	94,636

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 83,280

2019 Est. T.C.V. 009-020-002-30 = 289,614

Est. TCV/Total Floor Area = 238.17

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
140,200	140,200	140,200	64,595	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,600	0	0	1,550	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
144,800	144,800	144,800	66,145	66,145	66,145	

009-020-002-90	2019 Est. T.C.V.	DTE GAS COMPANY
Property Class: 302		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
50 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	5,000

2019 Est. T.C.V. 009-020-002-90 = 5,000

Est. TCV/Total Floor Area = 4.11

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	1,903	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	45	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	1,948	1,948	0	

009-020-003-00	2019 Est. T.C.V.	RADEN WILLIAM
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 8 - 17 @\$2000		12.25	Acres		2000	100		24,500
		12.25	Total Acres				Total Est. Land Value =	24,500

2019 Est. T.C.V. 009-020-003-00 = 24,500

Est. TCV/Total Floor Area = 20.15, Most recent sale 09/11/2007 for 0

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
12,300	12,300	12,300	4,185	2.40				
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	100	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
12,300	12,300	12,300	4,285	4,285	0			

009-020-003-20 2019 Est. T.C.V. RADEN RYAN C & ALGER JENNIFER L
 Property Class: 401 10483 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			10.750	Acres	2,100	100		22,575
		10.75	Total Acres				Total Est. Land Value =	22,575

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 2005

(11) Heating System: Forced Air w/ Ducts
 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:	138,664	124,794

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)	120	4,190	3,771
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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
Door Opener	1	415	373

Built-Ins

Appliance Allow.	1	2,099	1,889
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Totals: 174,897 157,403

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 138,515

2019 Est. T.C.V. 009-020-003-20 = 161,090

Est. TCV/Total Floor Area = 106.54, Most recent sale 01/26/2005 for 0

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
73,200	73,200	73,200	60,368	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,300	0	1,448	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,500	80,500	80,500	61,816	61,816	61,816	

Default Walls	4.03	392	1,580		
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35				Depr. Cost =	838
ECF (101 AGRICULTURE)	0.950 =>	TCV of Bldg: 3 =			796
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Ag. Bld 4 0, Lean-To Loafing Shed	Class:D,Frame	Quality:Low Cost			
Height: 10 ft					
Description	Rate	Size	Cost New		
Base Cost	4.54	160	726		
Default Walls	5.25	120	630		
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45				Depr. Cost =	610
ECF (101 AGRICULTURE)	0.950 =>	TCV of Bldg: 4 =			580
<hr/>					
Ag. Bld 5 0, Lean-To Loafing Shed	Class:D,Frame	Quality:Low Cost			
Height: 10 ft					
Description	Rate	Size	Cost New		
Base Cost	4.54	160	726		
Default Walls	5.25	120	630		
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45				Depr. Cost =	610
ECF (101 AGRICULTURE)	0.950 =>	TCV of Bldg: 5 =			580
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Ag. Bld 6 0, Lean-To Loafing Shed	Class:D,Frame	Quality:Average			
Height: 10 ft					
Description	Rate	Size	Cost New		
Base Cost	4.18	240	1,003		
Default Walls	5.44	180	979		
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84				Depr. Cost =	1,665
ECF (101 AGRICULTURE)	0.950 =>	TCV of Bldg: 6 =			1,582
<hr/>					
Ag. Bld 7 0, 4 Wall Utility Shed, Lean-To	Class:D,Pole	Quality:Low Cost			
Height: 10 ft					
Description	Rate	Size	Cost New		
Base Cost	1.86	2304	4,285		
Default Walls	3.59	2304	8,271		
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55				Depr. Cost =	6,906
ECF (101 AGRICULTURE)	0.950 =>	TCV of Bldg: 7 =			6,561
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Ag. Bld 8 0, 4 Wall Greenhouse, Framed	Class:D,Frame	Quality:Low Cost			
Height: 10 ft					
Description	Rate	Size	Cost New		
Base Cost	6.81	800	5,448		
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64				Depr. Cost =	3,487
ECF (101 AGRICULTURE)	0.950 =>	TCV of Bldg: 8 =			3,312
<hr/>					
Total Estimated True Cash Value of Agricultural Buildings			=		19,107
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2019 Est. T.C.V. 009-020-003-35			=		182,446
Est. TCv/Total Floor Area = 101.81					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
84,500	0	0	0	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
91,200	0	62,606	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
91,200	91,200	91,200	62,606	62,606	62,606

009-020-003-70 2019 Est. T.C.V. RADEN RAYMOND & ROCHELL
 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	361.00	480.00	1.0000	1.0000	40	100		14,440
361 Actual Front Feet, 3.98 Total Acres Total Est. Land Value =								14,440

2019 Est. T.C.V. 009-020-003-70 = 14,440

Est. TCV/Total Floor Area = 8.06

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
7,200	7,200	7,200	6,467	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	155	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
7,200	7,200	7,200	6,622	6,622	0		

009-020-003-80 2019 Est. T.C.V. RINCKEY BRAD A & JOYCE T
 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
Residentia 3 - 7 @\$2800			7.01 Acres		2800	100		19,628
			7.01 Total Acres				Total Est. Land Value =	19,628

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	15.68	80	35	439
				Total Estimated Land Improvements True Cash Value = 439

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

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

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

Water/Sewer

1000 Gal Septic	1	3,691	3,506
Water Well, 50 Feet	1	2,038	1,936

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 768 23,002 21,852

Deck

w/Roof (Roof portion) 420 4,893 4,648

Unit-in-Place Cost Items

TRAVEL TRAILER 2500 2,675 2,541

Totals: 36,299 34,483

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 30,345

2019 Est. T.C.V. 009-020-003-80 = 50,412

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,500	25,500	25,500	23,145	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-300	0	0	555	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,200	25,200	25,200	23,700	23,700	0	

009-020-003-90 2019 Est. T.C.V. SINNETT ROBERT L & SALLY L
 Property Class: 401 10261 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
<Site Value A> GROUP A		\$5000			5000	100		5,000
149 Actual Front Feet, 1.01 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	15.27	396	50	3,023
Total Estimated Land Improvements True Cash Value =				3,023

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

(11) Heating System: Wall Furnace
 Ground Area = 1364 SF Floor Area = 1364 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	384		
			Total:	56,811	19,883

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	168	1,411	494
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)	160	3,947	1,381
Built-Ins			
Appliance Allow.	1	1,467	513
Fireplaces			
Wood Stove	1	1,630	570
Deck			
w/Roof (Roof portion)	1152	11,969	4,189
Carports			
Aluminum	336	3,424	1,198
Totals:			86,726 30,352

Notes: 1977 LIBERTY MH

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 15,176

2019 Est. T.C.V. 009-020-003-90 = 23,199

Est. TCV/Total Floor Area = 17.01

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,700	9,700	9,700	9,700	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	0	232	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,600	11,600	11,600	9,932	9,932	9,932	

009-020-004-00 2019 Est. T.C.V. MOORE JON N & KELLY J
 Property Class: 401 10387 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
<Site Value A> GROUP A	\$5000				5000	100		5,000
209 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								5,000

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

(11) Heating System: Space Heater
 Ground Area = 1088 SF Floor Area = 1088 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	640			
1 Story	Siding	Crawl Space	160			*87% Good
1 Story	Siding	Crawl Space	288			*92% Good
Total:				86,379	62,556	

Other Additions/Adjustments

Plumbing						
Average Fixture(s)			1	778	467	
Water/Sewer						
1000 Gal Septic			1	3,235	1,941	
Water Well, 50 Feet			1	1,895	1,137	
Deck						
Pine w/Roof (Deck Portion)			256	2,816	1,999	*71% Good
Pine w/Roof (Roof portion)			256	2,542	1,805	
Garages						
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			572	12,893	7,865	*61% Good
Built-Ins						
Appliance Allow.			1	1,243	746	
Fireplaces						
Wood Stove			1	1,350	810	
Totals:				113,131	79,326	

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 69,807

2019 Est. T.C.V. 009-020-004-00 = 74,807

Est. TCV/Total Floor Area = 68.76

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,900	30,900	30,900	23,830	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,500	0	0	571	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,400	37,400	37,400	24,401	24,401	24,401	

009-020-005-90 2019 Est. T.C.V. RICHARDSON SEAN R
 Property Class: 401 10451 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
<Site Value A> GROUP A		\$5000			5000	100		5,000
209 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.00	100	46	1,288
Total Estimated Land Improvements True Cash Value =				1,288

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

(11) Heating System: Wall Furnace
 Ground Area = 1680 SF Floor Area = 1680 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	840		
Addition	Siding	Crawl	840		
			Total:	99,557	34,845

Other Additions/Adjustments

Plumbing
 Average Fixture(s) 1 939 329

Water/Sewer
 1000 Gal Septic 1 4,277 1,497
 Water Well, 50 Feet 1 2,216 776

Porches
 WCP (1 Story) 140 5,186 1,815
 CCP (1 Story) 80 1,701 595

Garages
 Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 896 30,760 10,766

Built-Ins
 Appliance Allow. 1 3,016 1,056

Deck
 w/Roof (Roof portion) 1080 17,118 5,991

Totals: 164,770 57,670

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 28,835

2019 Est. T.C.V. 009-020-005-90				=	35,123
Est. TCV/Total Floor Area = 20.91, Most recent sale 07/01/1999 for 38,500					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
14,000	14,000	14,000	14,000	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,600	0	0	336	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,600	17,600	17,600	14,336	14,336	14,336

009-020-006-60	2019 Est. T.C.V.	RINCKEY CARL
Property Class: 401		3060 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	312.00	418.00	1.0000	1.0000	40	100		12,480
312 Actual Front Feet, 2.99 Total Acres								Total Est. Land Value = 12,480

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	96	49	220
Total Estimated Land Improvements True Cash Value =				220

Cost Est. for Res. Bldg: 1	Mobile Home	HUD	Cls Fair	Blt 1976
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(11) Heating System: Wall Furnace
 Ground Area = 1198 SF Floor Area = 1198 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	Slab	288		
			Total:	49,711	17,399

Other Additions/Adjustments

Skirting, Brick Veneer	158	4,010	1,403
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
Deck			
Treated Wood	80	1,679	588
Treated Wood	224	3,311	1,159
Built-Ins			
Appliance Allow.	1	1,467	513
Garages			
Class: CD Exterior: Pole (Unfinished)			
Base Cost	1200	19,668	6,884
Totals:			85,913
			30,070

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCv: 15,035

2019 Est. T.C.V. 009-020-006-60 = 27,735

Est. TCv/Total Floor Area = 23.15

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,200	13,200	13,200	12,811	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	700	0	0	307	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,900	13,900	13,900	13,118	13,118	0	

2019	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,800	0	0	943	0
2019 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	52,500	52,500	52,500	40,260	40,260	40,260

009-020-007-06 2019 Est. T.C.V. DENMAN MICHAEL L
 Property Class: 401 10575 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
50/FF	335.50	597.00	1.0000	1.0000	50	100		16,775
336 Actual Front Feet, 4.60 Total Acres Total Est. Land Value =								16,775

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	456	0	0
D/W/P: Asphalt Paving	2.35	300	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1990

(11) Heating System: Forced Warm Air
 Ground Area = 1316 SF Floor Area = 1316 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	Comp.Shingle	980		
Addition	Siding	Crawl	336		
			Total:	64,110	28,207

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical 168 1,448 637

Plumbing

Average Fixture(s) 1 731 322

Water/Sewer

1000 Gal Septic 1 3,691 1,624
 Water Well, 100 Feet 1 4,407 1,939

Deck

Treated Wood 32 1,066 469
 Treated Wood w/Roof (Deck Portion) 20 693 305
 Treated Wood w/Roof (Roof portion) 20 341 150

Built-Ins

Appliance Allow. 1 2,099 924

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 1200 29,292 12,888
 Totals: 107,878 47,465

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 23,733

2019 Est. T.C.V. 009-020-007-06				=	41,458
Est. TCV/Total Floor Area = 31.50, Most recent sale 12/28/2018 for 55,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
19,800	19,800	19,800	19,114	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	900	0	0	1,586	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,700	20,700	20,700	19,572	20,700	20,700

009-020-007-09 2019 Est. T.C.V. WINOWIECKI DAVID & CASSANDRA L
 Property Class: 401 10661 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
50/FF	335.00	597.00	1.0000	1.0000	50	100		16,750
335 Actual Front Feet, 4.59 Total Acres Total Est. Land Value =								16,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	397	0	0
D/W/P: Asphalt Paving	2.35	4030	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	2	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 1982

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1680 SF Floor Area = 1680 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
1 Story	Siding	Crawl Space	576		
1 Story	Siding	Crawl Space	144		
			Total:	160,033	112,023

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,120		784

Water/Sewer				
1000 Gal Septic	1	3,691		2,584
Water Well, 50 Feet	1	2,038		1,427

Deck				
Treated Wood	72	1,624		1,137
Treated Wood	48	1,313		919

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	384	12,791		8,954
Common Wall: 1 Wall	1	-1,684		-1,179
Class: C Exterior: Pole (Unfinished)				
Base Cost	768	15,567		10,897

Built-Ins

Appliance Allow.				
Appliance Allow.	1	2,099		1,469
Totals:			198,592	139,015

Notes: 2018 ADDITION

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV: 83,409

2019 Est. T.C.V. 009-020-007-09 = 104,909

Est. TCV/Total Floor Area = 62.45, Most recent sale 12/01/2016 for 60,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,600	37,600	37,600	35,557	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
12,700	2,200	0	12,700	853	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,500	52,500	52,500	49,110	49,110	49,110	

009-020-007-12 2019 Est. T.C.V. DAVIS STEVEN J & BRENDA K
 Property Class: 401 10711 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
50/FF	335.00	597.00	1.0000	1.0000	50	100		16,750
335 Actual Front Feet, 4.59 Total Acres Total Est. Land Value =								16,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.52	60	52	671
Total Estimated Land Improvements True Cash Value =				671

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Bit 1959

(11) Heating System: Wall Furnace
 Ground Area = 864 SF Floor Area = 864 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	552		
Addition	Siding	Crawl	312		
			Total:	38,150	13,352

Other Additions/Adjustments

Skirting, Brick Veneer 116 2,671 935

Water/Sewer

1000 Gal Septic	1	3,235	1,132
Water Well, 50 Feet	1	1,895	663

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 384 9,765 3,418

Deck

w/Roof (Roof portion) 1680 15,842 5,545

Totals: 71,558 25,045

Notes: 1959 GENERAL MH

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 12,523

2019 Est. T.C.V. 009-020-007-12 = 29,944

Est. TCV/Total Floor Area = 34.66, Most recent sale 04/12/2005 for 58,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,300	13,300	13,300	12,775	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,700	0	0	306	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,000	15,000	15,000	13,081	13,081	13,081	

009-020-007-20	2019 Est. T.C.V.	SHELDON ROBERT
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
<Site Value A> GROUP A		\$5000			5000	100		5,000
335 Actual Front Feet, 2.65 Total Acres Total Est. Land Value =								5,000

2019 Est. T.C.V. 009-020-007-20 = 5,000

Est. TCV/Total Floor Area = 2.98, Most recent sale 05/23/2012 for 7,250

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	2,500		

009-020-007-22	2019 Est. T.C.V.	PEARSON DEBRA L TRUST
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
<Site Value A> GROUP A		\$5000			5000	100		5,000
338 Actual Front Feet, 2.60 Total Acres							Total Est. Land Value =	5,000

2019 Est. T.C.V. 009-020-007-22 = 5,000

Est. TCV/Total Floor Area = 3.52, Most recent sale 11/18/2013 for 6,000

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

009-020-007-24	2019 Est. T.C.V.	PHILLIPS RONALD J
Property Class: 401		10665 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	379.50	958.43	1.0000	1.0000	40	100		15,180
380 Actual Front Feet, 8.35 Total Acres								Total Est. Land Value = 15,180

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	528	35	865
Total Estimated Land Improvements True Cash Value =				865

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2004

(11) Heating System: Forced Air w/o Ducts
 Ground Area = 1326 SF Floor Area = 1326 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	990		
1 Story	Siding	Crawl Space	336		
			Total:	113,204	101,884

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, 50 Feet	1	1,962	1,766

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	840	14,818	13,336
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Built-Ins

Appliance Allow.	1	1,467	1,320
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Totals:	138,766	124,890
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Notes: 2004 PATRIOT MH

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCv: 74,934

2019 Est. T.C.V. 009-020-007-24 = 90,979

Est. TCv/Total Floor Area = 68.61

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
43,300	43,300	43,300	34,236	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	0	821	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,500	45,500	45,500	35,057	35,057	35,057	

009-020-007-28 2019 Est. T.C.V. MAJORS LINDSAY & JESSIE
 Property Class: 401 10625 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
<Site Value A> GROUP A		\$5000			5000	100		5,000
296 Actual Front Feet, 2.00 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	16.86	192	50	1,618
Wood Frame	16.29	250	50	2,036
Total Estimated Land Improvements True Cash Value =				3,654

Cost Est. for Res. Bldg: 1 Single Family 2S Cls CD Blt 2004

(11) Heating System: Electric Baseboard
 Ground Area = 1764 SF Floor Area = 3528 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	Crawl Space	1,764		
Total:				253,781	215,713

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	793
3 Fixture Bath	2	5,858	4,979

Water/Sewer

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

Porches

WCP (1 Story)	72	2,725	2,316
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Deck

Treated Wood	36	1,120	952
Treated Wood	190	2,966	2,521

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	1008	25,462	21,643

Built-Ins

Appliance Allow.	1	1,467	1,247
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Fireplaces

Wood Stove	1	1,630	1,385
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Totals: 303,675 258,122

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 227,147

2019 Est. T.C.V. 009-020-007-28 = 235,801

Est. TCV/Total Floor Area = 66.84, Most recent sale 10/29/2015 for 144,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
89,400	89,400	89,400	75,305	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
15,300	13,200	0	15,300	1,807	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
117,900	117,900	117,900	92,412	92,412	92,412	

009-020-007-30 2019 Est. T.C.V. FENSTEMAKER JAMES & BRENDA J
 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 8 - 17 @\$2000			10.24 Acres		2000	100		20,480
			10.24 Total Acres				Total Est. Land Value =	20,480

2019 Est. T.C.V. 009-020-007-30 = 20,480

Est. TCV/Total Floor Area = 5.80, Most recent sale 11/01/1997 for 10,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
10,200	10,200	10,200	8,677	2.40				
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	208	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
10,200	10,200	10,200	8,885	8,885	0			

009-020-007-54	2019 Est. T.C.V.	HOLBROOK JANET K TRUST
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	29.71	Acres	2000	100		59,420
			29.71	Total Acres			Total Est. Land Value =	59,420

2019 Est. T.C.V. 009-020-007-54 = 59,420

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,700	29,700	29,700	10,238	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	245	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,700	29,700	29,700	10,483	10,483	0	

009-020-007-72	2019 Est. T.C.V.	HOLBROOK JANET K TRUST
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	660.00	0.00	1.0000	0.0000	40	100*		0
Residentia 18 -29 @\$2000		29.67	Acres		2000	100		59,340
* denotes lines that do not contribute to the total acreage calculation.								
660 Actual Front Feet, 29.67 Total Acres								Total Est. Land Value = 59,340

2019 Est. T.C.V. 009-020-007-72 = 59,340

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,700	29,700	29,700	10,739	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	257	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,700	29,700	29,700	10,996	10,996	0	

009-020-007-78 2019 Est. T.C.V. EMBERTSON DAVID L & LINDA F
 Property Class: 401 10603 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			15.290	Acres	2,100	100		32,109
		15.29	Total	Acres			Total Est. Land Value =	32,109

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	624	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 5 Blt 2004

(11) Heating System: Forced Heat & Cool
 Ground Area = 1949 SF Floor Area = 3411 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,949		
			Total:	322,272	290,079

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)	527	13,038	11,734
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Garages

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

Storage Over Garage	725	7,562	6,806
Common Wall: 1 Wall	1	-2,038	-1,834
Door Opener	2	830	747
Base Cost	1088	29,322	26,390

Built-Ins

Appliance Allow.	1	2,099	1,889
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Totals: 385,828 347,279

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 305,606

2019 Est. T.C.V. 009-020-007-78 = 340,090

Est. TCV/Total Floor Area = 99.70, Most recent sale 08/01/2002 for 39,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
153,600	153,600	153,600	124,151	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,400	0	2,979	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
170,000	170,000	170,000	127,130	127,130	127,130

009-020-007-84 2019 Est. T.C.V. GLENN TREVAR & GLENN DERRICK
 Property Class: 401 10599 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	338.00	672.09	1.0000	1.0000	40	100		13,520
338 Actual Front Feet, 5.21 Total Acres Total Est. Land Value =								13,520

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1990

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 624 SF Floor Area = 624 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	624		
Total:				54,454	32,673

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					
CSEP (1 Story)			240	5,954	3,572
Deck					
Treated Wood			80	1,642	985
Built-Ins					
Appliance Allow.		1		1,243	746
Unit-in-Place Cost Items					
MOBILE HOME			2500	2,675	2,274 *85% Good
ROOF STRUCT. (SQ FT)			336	1,428	643 *45% Good
Totals:				73,304	44,438

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 39,105

2019 Est. T.C.V. 009-020-007-84						=	52,625
Est. TCV/Total Floor Area = 84.33, Most recent sale 10/01/2002 for 43,000							
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
23,500	23,500	23,500	18,876	2.40			
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800		0	0	453	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
26,300	26,300	26,300	19,329	19,329	0		

009-020-007-90	2019 Est. T.C.V.	KORTJOHN GEORGE W
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 8 - 17 @\$2000		10.36	Acres		2000	100		20,720
		10.36	Total Acres				Total Est. Land Value =	20,720

2019 Est. T.C.V. 009-020-007-90 = 20,720

Est. TCV/Total Floor Area = 33.21

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,400	10,400	10,400	6,107	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	146	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,400	10,400	10,400	6,253	6,253	0	

009-020-007-96	2019 Est. T.C.V.	EISEN PAUL C & GRACE A
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
<Site Value A> GROUP A		\$5000			5000	100		5,000
334 Actual Front Feet, 2.57 Total Acres							Total Est. Land Value =	5,000

2019 Est. T.C.V. 009-020-007-96 = 5,000

Est. TCV/Total Floor Area = 8.01, Most recent sale 04/01/2000 for 25,000

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

009-020-007-97 2019 Est. T.C.V. JIMENEZ RAMIRO & JENNIFER
 Property Class: 401 10591 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
<Site Value A> GROUP A		\$5000			5000	100		5,000
338 Actual Front Feet, 2.60 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	480	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2005

(11) Heating System: Forced Heat & Cool
 Ground Area = 1504 SF Floor Area = 1504 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	1,504		
			Total:	189,272	170,329

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

CCP (1 Story)	128	2,676	2,408
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Garages

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

Base Cost	576	22,654	20,389
Common Wall: 1 Wall	1	-2,038	-1,834

Built-Ins

Appliance Allow.	1	2,099	1,889
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Totals: 227,406 204,649

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 180,091

2019 Est. T.C.V. 009-020-007-97 = 186,991

Est. TCV/Total Floor Area = 124.33, Most recent sale 11/07/2005 for 204,200

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
84,100	84,100	84,100	69,287	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,400	0	0	1,662	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
93,500	93,500	93,500	70,949	70,949	70,949	

009-020-007-98 2019 Est. T.C.V. EISEN PAUL C & GRACE A
 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
<Site Value A> GROUP A		\$5000			5000	100		5,000
334 Actual Front Feet, 2.57 Total Acres Total Est. Land Value =								5,000

2019 Est. T.C.V. 009-020-007-98 = 5,000

Est. TCV/Total Floor Area = 3.32, Most recent sale 07/25/2012 for 12,000

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

009-020-007-99 2019 Est. T.C.V. EISEN PAUL C & GRACE A
 Property Class: 401 10579 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
<Site Value A> GROUP A		\$5000			5000	100		5,000
338 Actual Front Feet, 2.60 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	270	94	1,576
Total Estimated Land Improvements True Cash Value =				1,576

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2001

(11) Heating System: Forced Heat & Cool
 Ground Area = 1577 SF Floor Area = 1577 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	1,577		
			Total:	197,101	177,358

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
Separate Shower	1	1,032	929

Water/Sewer

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

Porches

CCP (1 Story)	158	3,241	2,917
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Deck

Treated Wood	297	4,069	3,662
w/Roof (Roof portion)	188	2,427	2,184
w/Roof (Roof portion)	418	4,870	4,383

Garages

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

Base Cost	576	22,654	20,389
Common Wall: 2 Wall	1	-4,076	-3,668
Door Opener	2	830	747

Class: D Exterior: Pole (Unfinished)

Base Cost	1441	20,880	18,792
No Concrete Floor	1441	-6,095	-5,486

Built-Ins

Appliance Allow.	1	2,099	1,889
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Fireplaces

Direct-Vented Gas	1	2,293	2,064
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Carports

Aluminum	189	2,088	1,879
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Local Cost Items

GENERATOR	1	1,500	1,500	*100% Good
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Recreation Room	789	11,575	10,417
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Totals: 281,590 253,548

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 223,122

2019 Est. T.C.V. 009-020-007-99 = 229,698

Est. TCV/Total Floor Area = 145.66, Most recent sale 05/15/2006 for 205,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
100,400	100,400	100,400	81,779	2.40

2019 New Eq. Additions	Tax Adjustment	Losses

Parcel Number: 009-020-007-99

Page: 2

	4,100	10,300	0	4,100	1,962	0
2019 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	114,800	114,800	114,800	87,841	87,841	87,841

009-020-008-00	2019 Est. T.C.V.	PEARSON DEBRA L
Property Class: 101		10919 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		35.00 Acres			3300	100		115,500
AG SW 2016 30 - 65 ACRES		42.62 Acres			3300	100		140,646
		77.62 Total Acres					Total Est. Land Value =	256,146

2019 Est. T.C.V. 009-020-008-00 = 256,146

Est. TCV/Total Floor Area = 162.43, Most recent sale 04/09/2009 for 212,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
139,700	139,700	139,700	88,177	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-11,600	0	0	2,116	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
128,100	128,100	128,100	90,293	90,293	90,293	

009-020-008-90 2019 Est. T.C.V. PEARSON JOHN L & MARIA J TRUST
 Property Class: 401 10919 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
Fencing: Wd, Picket, 30-40	10.44	90	0	0
D/W/P: 4in Ren. Conc.	6.21	336	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C -5 Blt 1999

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 896 SF Floor Area = 2240 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	896		
1 Story	Siding	Overhang	896		
			Total:	181,461	159,691

Other Additions/Adjustments

Exterior					
Stone Veneer		120	3,457	3,042	
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, 50 Feet		1	2,038	1,793	
Porches					
CGEP (1 Story)		96	5,652	4,974	
CCP (1 Story)		40	957	842	
WCP (1 Story)		64	2,795	2,460	
WPP		144	2,847	2,505	

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		896	25,778	22,685	
Common Wall: 2 Wall		1	-4,076	-3,587	
Door Opener		2	830	730	

Class: C Exterior: Pole (Unfinished)					
Base Cost		1200	21,972	19,335	

Built-Ins

Appliance Allow.		1	2,099	1,847	
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Fireplaces

Interior 1 Story		1	4,051	3,565	
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Totals: 258,197 227,218

Notes: 2016 ADDITION 4 UPSTAIRS BEDROOMS

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 199,952

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	13.24	936	12,393
Default Walls	8.25	936	7,722

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/50/100/17.5 Depr. Cost = 3,520
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 3,168

Total Estimated True Cash Value of Agricultural Buildings = 3,168

2019 Est. T.C.V. 009-020-008-90 = 212,710

Est. TCV/Total Floor Area = 94.96, Most recent sale 06/15/2009 for 80,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
94,600	94,600	94,600	62,021	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	11,800	0	0	1,488	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
106,400	106,400	106,400	63,509	63,509	63,509	

009-020-010-00	2019 Est. T.C.V.	STATE OF MICHIGAN
Property Class: 702		X 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 30 - 65	\$2000	40.00	Acres		2000	100		80,000
		40.00	Total Acres				Total Est. Land Value =	80,000

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

009-020-012-00 2019 Est. T.C.V. RODARTE MARY L TRUST
 Property Class: 401 3856 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	1320.00	1531.99	1.0000	1.0000	100	100		132,000
1320 Actual Front Feet, 46.42 Total Acres Total Est. Land Value =								132,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.72	2800	0	0
D/W/P: 4in Ren. Conc.	6.21	800	0	0
D/W/P: Patio Blocks	11.84	700	0	0
D/W/P: 3.5 Concrete	5.00	700	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	95	9,500
Total Estimated Land Improvements True Cash Value =				9,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1970

(11) Heating System: Electric Baseboard
 Ground Area = 1720 SF Floor Area = 1720 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	1,720		
Total:				170,668	110,913

Other Additions/Adjustments

Exterior					
Stone Veneer		200	5,762	3,745	

Plumbing

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

Water/Sewer

1000 Gal Septic	1	3,691	2,399	
Water Well, 100 Feet	1	4,407	2,865	

Porches

CCP (1 Story)	80	1,750	1,137	
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Garages

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

Base Cost	720	22,025	14,316
Door Opener	2	830	539

Built-Ins

Appliance Allow.	1	2,099	1,364
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Fireplaces

Exterior 1 Story	1	4,942	3,212
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Totals: 219,653 142,751

Notes: 90% OF HOME REBUILT 2007

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 125,621

2019 Est. T.C.V. 009-020-012-00 = 267,121

Est. TCV/Total Floor Area = 155.30, Most recent sale 02/01/2016 for 320,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
126,600	126,600	126,600	126,600	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,000	0	0	3,038	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
133,600	133,600	133,600	129,638	129,638	0	

009-020-012-80	2019 Est. T.C.V.	FENT ANDREW & SAMANTHA
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
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
208 Actual Front Feet, 1.71 Total Acres								Total Est. Land Value = 8,000

2019 Est. T.C.V. 009-020-012-80 = 8,000

Est. TCV/Total Floor Area = 4.65, Most recent sale 08/22/2014 for 7,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	3,914	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	86	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	4,007	4,000	4,000	

009-020-012-85 2019 Est. T.C.V. FENT ANDREW D & SAMANTHA A
 Property Class: 401 3530 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
208 Actual Front Feet, 0.99 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.57	306	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,344		
			Total:	131,282	118,153

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: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	16,877	15,189
Common Wall: 1 Wall	1	-1,906	-1,715

Built-Ins

Appliance Allow.	1	1,467	1,320
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Fireplaces

Direct-Vented Gas	1	1,630	1,467
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Totals: 160,945 144,850

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 127,468

2019 Est. T.C.V. 009-020-012-85 = 136,418

Est. TCV/Total Floor Area = 101.50, Most recent sale 06/20/2014 for 109,999

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
62,700	62,700	62,700	55,486	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,500	0	0	1,331	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
68,200	68,200	68,200	56,817	56,817	56,817	

009-020-012-90	2019 Est. T.C.V.	DTE GAS COMPANY
Property Class: 302		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 G> RURAL SITES 15K					15000	100		15,000
208 Actual Front Feet, 0.99 Total Acres							Total Est. Land Value =	15,000

2019 Est. T.C.V. 009-020-012-90 = 15,000

Est. TCV/Total Floor Area = 11.16

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	2,271	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,500	0	0	54	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,500	7,500	7,500	2,325	2,325	0	

009-020-014-00 2019 Est. T.C.V. BENDER ROBERT & DYER SEAN P J/T
 Property Class: 401 3876 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	660.00	0.00	1.0000	1.0000	50	100		33,000
Residentia 3 - 7 @\$2800			4.62 Acres		2800	100		12,936
660 Actual Front Feet, 4.62 Total Acres Total Est. Land Value =								45,936

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	96	71	319
Total Estimated Land Improvements True Cash Value =				319

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

(11) Heating System: Electric Baseboard
 Ground Area = 968 SF Floor Area = 1106 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	552		
1 Story	Siding	Crawl Space	208		
1 Story	Siding	Crawl Space	208		
			Total:	94,308	60,358

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	933		597
Water/Sewer					
1000 Gal Septic		1	3,453		2,210
Water Well, 100 Feet		1	4,280		2,739
Porches					
CGEP (1 Story)		240	9,550		6,112
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost		675	12,636		8,087
Built-Ins					
Appliance Allow.		1	1,467		939
			Totals:	126,627	81,042

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 71,317

2019 Est. T.C.V. 009-020-014-00 = 117,572

Est. TCV/Total Floor Area = 106.30, Most recent sale 02/19/2016 for 0

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
56,300	56,300	56,300	40,034	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,500	0	960	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,800	58,800	58,800	40,994	40,994	40,994	

009-020-015-00	2019 Est. T.C.V.	ROBERTSON MARK A
Property Class: 401		3806 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$75/FF	72.00	226.11	1.0000	1.0000	75	100		5,400
50/FF	179.00	226.11	1.0000	1.0000	50	100		8,950
251 Actual Front Feet, 1.30 Total Acres								Total Est. Land Value = 14,350

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 1970

(11) Heating System: Electric Baseboard
 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	Slab	720		
1 Story	Siding	Slab	576		
			Total:	107,816	70,080

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		

Porches					
CGEP (1 Story)	128	6,147	3,996		

Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost	675	12,636	8,213		

Built-Ins					
Appliance Allow.	1	1,467	954		

Fireplaces					
Exterior 1 Story	1	4,331	2,815		

Totals: 138,745 90,183

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 79,361

2019 Est. T.C.V. 009-020-015-00 = 94,661

Est. TCV/Total Floor Area = 73.04, Most recent sale 08/04/2006 for 90,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
44,100	44,100	44,100	33,062	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	793	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
47,300	47,300	47,300	33,855	33,855	33,855

009-020-016-00 2019 Est. T.C.V. TRINKLEIN PAUL A & SUSAN E
 Property Class: 401 3800 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 150/FF	185.00	579.23	1.0000	1.0000	150	100	CLAM RIVER	27,750
185 Actual Front Feet, 2.46 Total Acres Total Est. Land Value =								27,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	971	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1960

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1305 SF Floor Area = 1305 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	1,305		
			Total:	159,792	127,813

Other Additions/Adjustments

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

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

Water/Sewer

1000 Gal Septic	1	3,691	2,953
Water Well, 50 Feet	1	2,038	1,630

Deck

Treated Wood	320	4,278	4,064	*95% Good
Treated Wood	162	2,736	2,189	

Garages

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

Base Cost	851	19,973	15,978
Storage Over Garage	400	3,712	2,970

Built-Ins

Appliance Allow.	1	2,099	1,679
Recreation Room	675	9,902	7,922
Totals:		217,167	174,355

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCv: 153,432

Cost Est. for Res. Bldg: 2 Single Family 1S Cls C Blt 0

(11) Heating System: Space Heater
 Ground Area = 380 SF Floor Area = 380 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	Slab	380		
			Total:	40,027	28,019

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	784
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Built-Ins

Appliance Allow.	1	2,099	1,469
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Parcel Number: 009-020-016-00

Page: 2

Totals: 43,246 30,272

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 26,639

2019 Est. T.C.V. 009-020-016-00 = 210,196
 Est. TCV/Total Floor Area = 124.75, Most recent sale 05/15/2010 for 150,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
99,000	99,000	99,000	77,762	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,100	0	0	1,866	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
105,100	105,100	105,100	79,628	79,628	79,628	

009-020-017-00	2019 Est. T.C.V.	THOMAS ROGER & CHARLEEN
Property Class: 401		3820 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 I> RIVER SITE					35000	100		35,000
Residentia 66 - 120	\$2000	49.66	Acres		2000	100		99,320
1320 Actual Front Feet, 49.66 Total Acres								Total Est. Land Value = 134,320

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	240	0	0
D/W/P: Asphalt Paving	2.35	5000	0	0
Wood Frame	27.67	56	50	775
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	95	9,500
Total Estimated Land Improvements True Cash Value =				10,275

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1970

(11) Heating System: Electric Baseboard
Ground Area = 1184 SF Floor Area = 1296 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	800		
1 Story	Siding	Crawl Space	384		
1 Story	Siding	Overhang	112		
			Total:	143,235	107,417

Other Additions/Adjustments

Exterior					
Stone Veneer		784	22,587	16,940	
Basement, Outside Entrance, Below Grade		2	3,885	2,914	

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, 100 Feet	1	4,407	3,305

Porches

CGEP (1 Story)	112	6,320	4,740
WCP (1 Story)	78	3,175	2,381
WCP (1 Story)	78	3,175	2,381

Garages

Class: C Exterior: Brick Foundation: 42 Inch (Finished)					
Common Wall: 1 Wall	1	-2,740	-2,055		
Door Opener	2	830	622		
Base Cost	1152	43,730	32,797		
Class: D Exterior: Pole (Unfinished)					
Base Cost	1500	21,735	16,301		

Built-Ins

Appliance Allow.	1	2,099	1,574		
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Fireplaces

Interior 1 Story	1	4,051	3,038		
Wood Stove	1	1,936	1,452		

Local Cost Items

GENERATOR	1	1,500	1,425	*95% Good
Basement Living Area	805	21,904	16,428	

Totals: 290,165 217,912

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 191,763

2019 Est. T.C.V. 009-020-017-00	=	336,358				
Est. TCV/Total Floor Area = 259.54, Most recent sale 11/01/2002 for 270,000						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
156,500	156,500	156,500	117,538	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	11,700	0	0	2,820	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
168,200	168,200	168,200	120,358	120,358	120,358	

009-020-018-00	2019 Est. T.C.V.	HOLBROOK JANET K 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
\$65 /FF	470.00	515.31	1.0000	1.0000	65	100		30,550
470 Actual Front Feet, 5.56 Total Acres								Total Est. Land Value = 30,550

2019 Est. T.C.V. 009-020-018-00 = 30,550

Est. TCV/Total Floor Area = 23.57

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,300	15,300	15,300	4,120	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	98	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,300	15,300	15,300	4,218	4,218	0	

009-020-019-00	2019 Est. T.C.V.	HOLBROOK JANET K
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
\$65 /FF	468.91	516.50	1.0000	1.0000	65	100		30,479
469 Actual Front Feet, 5.56 Total Acres								Total Est. Land Value = 30,479

2019 Est. T.C.V. 009-020-019-00 = 30,479

Est. TCV/Total Floor Area = 23.52

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,200	15,200	15,200	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	
15,200	15,200	15,200	4,557	4,557	0	

009-020-020-00 2019 Est. T.C.V. HOLBROOK JANET K
 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
<Site Value I> RIVER SITE					35000	100		35,000
Residentia LTDACCESS@1200	4.44 Acres		1200		100			5,328
381 Actual Front Feet, 4.44 Total Acres Total Est. Land Value =								40,328

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 1982

(11) Heating System: Wall/Floor Furnace
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Deck					
	w/Roof (Roof portion)		288	2,785	2,367
Unit-in-Place Cost Items					
	TRAVEL TRAILER		3000	3,210	3,049 *95% Good
Totals:				5,995	5,416

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 4,766

Cost Est. for Res. Bldg: 2 Single Family 1S Cls D-10 Blt 0

(11) Heating System: No Heating/Cooling
 Ground Area = 432 SF Floor Area = 432 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=50/100/100/100/50

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	432		
Total:				33,030	20,904
Other Additions/Adjustments					
Water/Sewer					
	1000 Gal Septic		1	3,235	1,617
	Water Well, 100 Feet		1	4,178	2,089
Totals:				40,443	20,225

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 17,798

2019 Est. T.C.V. 009-020-020-00 = 62,892

Est. TCV/Total Floor Area = 145.58

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,400	27,400	27,400	8,032	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,000	0	0	192	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,400	31,400	31,400	8,224	8,224	0	

009-020-024-00 2019 Est. T.C.V. WESTDORP TIM
 Property Class: 401 3934 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 I> RIVER SITE					35000	100		35,000
248 Actual Front Feet, 2.25 Total Acres Total Est. Land Value =								35,000

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 2004

(11) Heating System: Forced Heat & Cool
 Ground Area = 952 SF Floor Area = 1190 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	952		
			Total:	144,620	130,162

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,748
Plumbing			
Average Fixture(s)	1	1,120	1,008
Water/Sewer			
1000 Gal Septic	1	3,691	3,322
Water Well, 100 Feet	1	4,407	3,966
Porches			
WCP (1 Story)	204	6,167	5,550
Deck			
Treated Wood	272	3,849	3,464
Built-Ins			
Appliance Allow.	1	2,099	1,889
Fireplaces			
Direct-Vented Gas	1	2,293	2,064
Garages			
Class: D Exterior: Pole (Unfinished)			
Base Cost	1200	17,388	15,649
No Concrete Floor	1200	-5,076	-4,568
Recreation Room	476	6,983	6,285
		Totals:	189,483 170,539

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 150,074

2019 Est. T.C.V. 009-020-024-00	=	187,449			
Est. TCV/Total Floor Area = 157.52, Most recent sale 08/01/2002 for 57,500					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
91,500	91,500	91,500	71,537	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,200	0	0	1,716	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
93,700	93,700	93,700	73,253	73,253	0

009-020-024-25 2019 Est. T.C.V. BONVENTRE JOSEPH M & JOYCE A
 Property Class: 401 3954 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 I> RIVER SITE					35000	100		35,000
382 Actual Front Feet, 2.60 Total Acres Total Est. Land Value =								35,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	1488	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1956

(11) Heating System: Electric Baseboard
 Ground Area = 1344 SF Floor Area = 1344 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	896		
1 Story	Siding	Slab	448		
			Total:	123,128	73,877

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	672
3 Fixture Bath	1	3,525	2,115

Water/Sewer

1000 Gal Septic	1	3,691	2,215
Water Well, 100 Feet	1	4,407	2,644

Porches

CCP (1 Story)	120	2,522	1,513
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Garages

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

Base Cost	560	18,480	11,088
Common Wall: 1 Wall	1	-2,038	-1,223

Built-Ins

Appliance Allow.	1	2,099	1,259
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Fireplaces

Interior 1 Story	1	4,051	2,431
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Totals: 160,985 96,591

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 85,000

2019 Est. T.C.V. 009-020-024-25 = 121,900

Est. TCV/Total Floor Area = 90.70

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
57,200	57,200	57,200	44,091	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,800	0	0	1,058	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
61,000	61,000	61,000	45,149	45,149	0	

009-020-024-50	2019 Est. T.C.V.	SCHOLTEN PHIL LIVING 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
<Site Value I> RIVER SITE					35000	100		35,000
Residentia LTDACCESS@\$1200	5.27 Acres				1200	100		6,324
248 Actual Front Feet, 5.27 Total Acres								Total Est. Land Value = 41,324

2019 Est. T.C.V. 009-020-024-50 = 41,324

Est. TCV/Total Floor Area = 30.75, Most recent sale 09/19/2006 for 26,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,700	20,700	20,700	14,524	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	348	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,700	20,700	20,700	14,872	14,872	14,872	

009-020-025-00 2019 Est. T.C.V. RIMATZKI DONALD & JANE
 Property Class: 401 3926 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 I> RIVER SITE					35000	100		35,000
466 Actual Front Feet, 3.87 Total Acres Total Est. Land Value =								35,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	14.58	240	71	2,484
Total Estimated Land Improvements True Cash Value =				2,484

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

(11) Heating System: Space Heater
 Ground Area = 860 SF Floor Area = 860 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	860		
Total:				71,293	42,777

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	467		

Water/Sewer					
1000 Gal Septic	1	3,235	1,941		
Water Well, 50 Feet	1	1,895	1,137		

Deck					
Treated Wood		168	2,681	1,609	
Treated Wood		224	3,239	1,943	

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	440	10,710	6,426		

Built-Ins

Appliance Allow.	1	1,243	746		
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Totals: 95,074 57,046

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 50,200

2019 Est. T.C.V. 009-020-025-00 = 87,684

Est. TCV/Total Floor Area = 101.96, Most recent sale 10/01/2002 for 60,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,800	38,800	38,800	30,967	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	0	743	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,800	43,800	43,800	31,710	31,710	0	

009-020-025-90	2019 Est. T.C.V.	RIMATZKI, DONALD & JANE
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
GROUP B 150/FF	101.90	829.31	1.0000	1.0000	150	100		15,285
102 Actual Front Feet, 1.94 Total Acres Total Est. Land Value =								15,285

2019 Est. T.C.V. 009-020-025-90 = 15,285

Est. TCV/Total Floor Area = 11.12, Most recent sale 12/23/2004 for 0

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	0		

009-021-001-00 2019 Est. T.C.V. GALLUP DIANA
 Property Class: 401 9021 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		30.35 Acres		2000	100		60,700
30.35 Total Acres Total Est. Land Value =								60,700

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	13.59	960	50	6,523
Wood Frame	13.59	600	50	4,077
Total Estimated Land Improvements True Cash Value =				10,600

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

(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	Piers	1,352		
Total:				98,861	100,878

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	661
3 Fixture Bath	1	2,463	2,094

Water/Sewer

1000 Gal Septic	1	3,235	2,750
Water Well, 100 Feet	1	4,178	3,551

Built-Ins

Appliance Allow.	1	1,243	1,057
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Fireplaces

Wood Stove	1	1,350	1,147
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Deck

w/Roof (Roof portion)		192	2,039	1,733
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Totals: 114,147 97,024

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV: 58,214

2019 Est. T.C.V. 009-021-001-00 = 129,514

Est. TCV/Total Floor Area = 95.79, Most recent sale 08/01/1996 for 20,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
57,000	57,000	57,000	47,667	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,800	0	0	1,144	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
64,800	64,800	64,800	48,811	48,811	48,811	

009-021-001-50 2019 Est. T.C.V. LEEUW SHAWN P & AMANDA S
 Property Class: 401 9041 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
<Site Value B> SITE	6000				6000	100		6,000
160 Actual Front Feet, 0.81 Total Acres Total Est. Land Value =								6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	11.17	80	50	447
Total Estimated Land Improvements True Cash Value =				447

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D Blt 1986

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 986 SF Floor Area = 986 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	986		
Total:				75,983	64,584

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	545
3 Fixture Bath	1	2,463	1,724

Water/Sewer

1000 Gal Septic	1	3,235	2,264
Water Well, 50 Feet	1	1,895	1,326

Built-Ins

Appliance Allow.	1	1,243	870
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Totals: 85,597 59,918

Notes: HUD

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.400 => TCV: 23,967

2019 Est. T.C.V. 009-021-001-50 = 30,414

Est. TCV/Total Floor Area = 30.85, Most recent sale 03/01/2015 for 30,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,900	14,900	14,900	13,597	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	300	0	326	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,200	15,200	15,200	13,923	13,923	13,923	

009-021-001-52 2019 Est. T.C.V. STEINACKER SANDRA LOUISE
 Property Class: 401 9039 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	330.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 2.50 Total Acres Total Est. Land Value =								13,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	13.59	960	50	6,523
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 =				7,463

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D Blt 1999

(11) Heating System: Forced Air w/o Ducts
 Ground Area = 1216 SF Floor Area = 1216 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	1,216		
Total:				89,577	86,507

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, 50 Feet	1	1,895	1,516

Garages

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

Base Cost	384	11,159	8,927
Door Opener	1	327	262
No Concrete Floor	384	-1,624	-1,299

Built-Ins

Appliance Allow.	1	1,243	994
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Deck

w/Roof (Roof portion)	96	1,114	891
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Carpports

Comp.Shingle	384	3,990	3,192
Comp.Shingle	384	3,990	3,192

Totals: 118,147 94,517

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.400 => TCV: 37,807

2019 Est. T.C.V. 009-021-001-52 = 58,470

Est. TCV/Total Floor Area = 48.08, Most recent sale 03/01/1999 for 20,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,100	29,100	29,100	22,214	2.40		
2019 New Eq.	Adj.	Loss	Additions	Tax Adjustment	Losses	
0	100	0	0	533	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,200	29,200	29,200	22,747	22,747	22,747	

009-021-001-58 2019 Est. T.C.V. WILDS WAYNE A
 Property Class: 401 9055 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			2.580 Acres		4,682	100		12,080
		2.58	Total Acres		Total Est.		Land Value =	12,080

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 Mobile Home HUD Cls Average Blt 1986

(11) Heating System: Forced Warm Air
 Ground Area = 1120 SF Floor Area = 1120 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	1120		
			Total:	49,581	27,268

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	188	1,621	892
Plumbing			
Average Fixture(s)	1	731	402
2 Fixture Bath	1	1,545	850
Water/Sewer			
1000 Gal Septic	1	3,691	2,030
Water Well, 50 Feet	1	2,038	1,121
Built-Ins			
Appliance Allow.	1	2,099	1,154
	Totals:	61,306	33,717

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 16,859

2019 Est. T.C.V. 009-021-001-58 = 29,919
 Est. TCV/Total Floor Area = 26.71, Most recent sale 03/30/2007 for 15,300
 2018 Assessed MBOR S.E.V. Base for Cap C.P.I.
 14,600 14,600 14,600 14,051 2.40
 2019 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 0 400 0 0 337 0
 2019 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
 15,000 15,000 15,000 14,388 14,388 0

009-021-001-70 2019 Est. T.C.V. ROOT DEAN M & SHERYL J
 Property Class: 401 9019 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
<Site Value B> SITE	6000				6000	100		6,000
171 Actual Front Feet, 0.78 Total Acres Total Est. Land Value =								6,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1993

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

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1036		
			Total:	48,163	26,489

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical			168	1,448	796
Plumbing					
Average Fixture(s)			1	731	402
Water/Sewer					
1000 Gal Septic			1	3,691	2,030
Water Well, 50 Feet			1	2,038	1,121
Deck					
Treated Wood			80	1,718	945
Treated Wood			80	1,718	945
Built-Ins					
Appliance Allow.			1	2,099	1,154
			Totals:	61,606	33,882

Notes: PRE 1976 CONSTRUCTION TYPE - HUD

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 16,941

2019 Est. T.C.V. 009-021-001-70 = 22,941

Est. TCV/Total Floor Area = 22.14, Most recent sale 06/12/2003 for 15,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,400	12,400	12,400	12,400	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-900	0	0	-900	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,500	11,500	11,500	12,697	11,500	0	

009-021-001-90 2019 Est. T.C.V. BRAINARD DALE
 Property Class: 401 9171 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		10.30	Acres		2000	100		20,600
		10.30	Total Acres				Total Est. Land Value =	20,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	13.59	468	50	3,180
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				4,130

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1056 SF Floor Area = 1056 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,056		
			Total:	80,453	76,981

Other Additions/Adjustments

Plumbing	Average Fixture(s)	1	778	615
Water/Sewer				
1000 Gal Septic		1	3,235	2,556
Water Well, 50 Feet		1	1,895	1,497

Porches	WSEP (1 Story)	324	8,916	7,044
Foundation: Shallow		324	-1,296	-1,024

Garages

Class: D Exterior: Pole (Unfinished)	Base Cost	384	7,323	5,785
No Concrete Floor		384	-1,624	-1,283

Built-Ins

Appliance Allow.	1	1,243	982
Totals: 100,923 79,730			

Notes: HUD

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.400 => TCV: 31,892

2019 Est. T.C.V. 009-021-001-90 = 56,622

Est. TCV/Total Floor Area = 53.62

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,500	27,500	27,500	21,387	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	800	0	0	513	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,300	28,300	28,300	21,900	21,900	21,900	

009-021-003-00 2019 Est. T.C.V. MILLER DALE
 Property Class: 401 9291 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			11.68 Acres		2000	100		23,360
			11.68 Total Acres				Total Est. Land Value =	23,360

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1301 SF Floor Area = 1301 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	1,301		
			Total:	127,930	83,153

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,120	728

Water/Sewer					
1000 Gal Septic			1	3,691	2,399
Water Well, 50 Feet			1	2,038	1,325

Porches					
CGEP (1 Story)			104	5,983	3,889

Built-Ins					
Appliance Allow.			1	2,099	1,364

Deck					
w/Roof (Roof portion)			72	1,043	678

Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			1620	29,662	19,280

Totals: 173,566 112,816

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 99,278

2019 Est. T.C.V. 009-021-003-00 = 122,638

Est. TCV/Total Floor Area = 94.26, Most recent sale 01/24/2001 for 53,100

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
56,400	56,400	56,400	27,386	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,900	0	657	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
61,300	61,300	61,300	28,043	28,043	28,043

009-021-004-00 2019 Est. T.C.V. TRUMBLE JEFFREY R
 Property Class: 401 9251 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
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
132 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								8,000

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

(11) Heating System: Space Heater
 Ground Area = 768 SF Floor Area = 768 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	768		
Total:				64,976	44,184

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1		778	529
Water/Sewer					
1000 Gal Septic		1		3,235	2,200
Water Well, 50 Feet		1		1,895	1,289
Built-Ins					
Appliance Allow.		1		1,243	845
Totals:				72,127	49,047

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 43,161

2019 Est. T.C.V. 009-021-004-00 = 51,161

Est. TCV/Total Floor Area = 66.62

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
21,200	21,200	21,200	16,423	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,400	0	0	394	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,600	25,600	25,600	16,817	16,817	0	

009-021-004-50 2019 Est. T.C.V. TRUMBLE JEFFREY R
 Property Class: 401 9271 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
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
132 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								8,000

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1985

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1760 SF Floor Area = 1760 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	1,248		
1 Story	Siding	Crawl Space	512		
Total:				131,196	91,837

Other Additions/Adjustments

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

Garages

Class: D Exterior: Pole (Unfinished)
 Base Cost 960 14,573 10,201

Built-Ins

Appliance Allow.	1	1,243	870
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Totals: 154,553 108,186

Notes: 1985 MONTERAY MHD

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV: 64,912

2019 Est. T.C.V. 009-021-004-50 = 72,912

Est. TCV/Total Floor Area = 41.43

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,600	31,600	31,600	24,983	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,900	0	0	599	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,500	36,500	36,500	25,582	25,582	25,582	

009-021-005-00 2019 Est. T.C.V. MCGINNIS JOY (L/E ETAL)
 Property Class: 401 9391 W KELLY RD X 100
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			11.39 Acres		2000	100		22,780
			11.39 Total Acres				Total Est. Land Value =	22,780

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	48	0	0
Fencing: Wire Mesh, #9	2.84	600	0	0
Wood Frame	15.24	864	0	0

Residential Local Cost Land Improvements

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

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1350 SF Floor Area = 1350 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	810		
1 Story	Siding	Crawl Space	540		
			Total:	127,457	82,846

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

WCP (1 Story)	240	6,070	3,945
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Deck

Treated Wood	300	4,005	2,603
Treated Wood	48	1,282	833

Garages

Class: CD Exterior: Pole (Unfinished)
 Base Cost 768 13,862 9,010

Built-Ins

Appliance Allow.	1	1,467	954
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Totals: 162,461 105,596

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 92,924

Ag. Bld 1 0, 4 Wall Barn, General Purpose Class:D,Frame Quality:Average
 Height: 24 ft

Description	Rate	Size	Cost New
Base Cost	22.87	720	16,466
Default Walls	14.43	720	10,390

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/50/100/17.5 Depr. Cost = 4,700
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 4,230

Total Estimated True Cash Value of Agricultural Buildings = 4,230

2019 Est. T.C.V. 009-021-005-00 = 120,884

Est. TCV/Total Floor Area = 89.54

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
56,200	56,200	56,200	48,828	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,200	0	0	1,171	0

Parcel Number: 009-021-005-00

Page: 2

2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
60,400	60,400	60,400	49,999	49,999	49,999

009-021-006-00	2019 Est. T.C.V.	MCGINNIS JOY (L/E ETAL)
Property Class: 402		W KELLY RD X
Map #:	LAKE TOWNSHIP	LAKE 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	275.00	541.73	1.0000	1.0000	40	100		11,000
275 Actual Front Feet, 3.42 Total Acres								Total Est. Land Value = 11,000

2019 Est. T.C.V. 009-021-006-00 = 11,000

Est. TCV/Total Floor Area = 8.15

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,500	5,500	5,500	3,958	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	94	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,500	5,500	5,500	4,052	4,052	0	

009-021-008-00 2019 Est. T.C.V. RICHARDS BRIAN & FOSTER JULIE &
 Property Class: 401 9391 W KELLY RD X 351
 Map #: LAKE TOWNSHIP LAKE 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	293.00	1175.97	1.0000	1.0000	40	100		11,720
293 Actual Front Feet, 7.91 Total Acres Total Est. Land Value =								11,720

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 0

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1560 SF Floor Area = 1560 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	Piers	1,560		
			Total:	111,279	79,778

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic			1	3,235	1,941
Water Well, 50 Feet			1	1,895	1,137
			Totals:	116,409	69,846

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV: 41,907

2019 Est. T.C.V. 009-021-008-00	=	53,627				
Est. TCV/Total Floor Area = 34.38, Most recent sale 03/14/2008 for 15,000						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,600	22,600	22,600	10,606	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,200	0	0	0	254	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,800	26,800	26,800	10,860	10,860	0	

009-021-009-00 2019 Est. T.C.V. RICHARDS JEFFREY J
 Property Class: 401 9391 W KELLY RD X 451
 Map #: LAKE TOWNSHIP LAKE 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			10.020	Acres	2,100	100		21,042
		10.02	Total	Acres			Total Est. Land Value =	21,042

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Gazeboo(s): Standard	4,868.43	1	0	0
Wood Frame	15.24	1200	50	9,144
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 =				10,094

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

(11) Heating System: Wall/Floor Furnace
 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:	103,817	62,290

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	
Built-Ins					
Appliance Allow.		1	1,467	880	
Porches					
CPP		20	400	240	
Lump Sum Items					
FV 1200 SQ FT BARN			3,700	2,220	
			Totals:	115,732	69,439

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 61,106

Ag. Bld 1 2015, 4 Wall Loafing Shed Class:D,Pole Quality:Low Cost
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	2.52	1280	3,226
Default Walls	3.97	1280	5,082

Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98 Depr. Cost = 8,142
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 7,328

Ag. Bld 2 2011, 4 Wall Quonset, Utility Class:D,Pole Quality:Low Cost
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	8.41	1680	14,129

Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86 Depr. Cost = 12,151
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 2 = 10,936

Total Estimated True Cash Value of Agricultural Buildings = 18,264

2019 Est. T.C.V. 009-021-009-00 = 110,506

Est. TCV/Total Floor Area = 106.26, Most recent sale 02/05/2004 for 115,500

2018 Assessed MBOR S.E.V. Base for Cap C.P.I.
 51,900 51,900 51,900 47,135 2.40

2019 New Eq. Adjustment Loss Additions Tax Adjustment Losses

Parcel Number: 009-021-009-00

	0	3,400	0	0	1,131	0
2019 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	55,300	55,300	55,300	48,266	48,266	48,266

Total Depreciated Cost = 62,753

ECF (201C COMMERCIAL GROUP C) 0.530 => TCV of Bldg: 1 = 33,259
 Replacement Cost/Floor Area= 23.77 Est. TCV/Floor Area= 8.31

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2011
 Description of Occupancy: MAIN BLDG, SOUTH, RED ROOF

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

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

Class: D Quality: Low Cost
 Stories: 1 Story Height: 14 Perimeter: 0

Base Rate for Upper Floors = 14.53

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 14.53

Total Floor Area: 4,000 Base Cost New of Upper Floors = 58,120

Reproduction/Replacement Cost = 58,120
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
 Total Depreciated Cost = 47,658

ECF (201C COMMERCIAL GROUP C) 0.530 => TCV of Bldg: 2 = 25,259
 Replacement Cost/Floor Area= 14.53 Est. TCV/Floor Area= 6.31

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2016
 Description of Occupancy: WEST OF MAIN BLDGS RED ROOF

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: 120

Base Rate for Upper Floors = 13.87

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 2.64 100%
 Adjusted Square Foot Cost for Upper Floors = 16.51

Total Floor Area: 800 Base Cost New of Upper Floors = 13,208

Reproduction/Replacement Cost = 13,208
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
 Total Depreciated Cost = 12,680

ECF (201C COMMERCIAL GROUP C) 0.530 => TCV of Bldg: 3 = 6,720
 Replacement Cost/Floor Area= 16.51 Est. TCV/Floor Area= 8.40

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 2011
 Description of Occupancy: NE OF ARCH RIB BLDG

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

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

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 10 Perimeter: 72

Base Rate for Upper Floors = 16.33

Adjusted Square Foot Cost for Upper Floors = 16.33

Total Floor Area: 320 Base Cost New of Upper Floors = 5,226

Reproduction/Replacement Cost = 5,226
 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
 Total Depreciated Cost = 4,285

ECF (201C COMMERCIAL GROUP C) 0.530 => TCV of Bldg: 4 = 2,271
 Replacement Cost/Floor Area= 16.33 Est. TCV/Floor Area= 7.10

Total Estimated True Cash Value of Commercial/Industrial Buildings = 67,509

2019 Est. T.C.V. 009-021-010-00 = 157,402

Est. TCV/Total Floor Area = 15.23

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
87,800	87,800	87,800	82,177	2.40	

2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
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Parcel Number: 009-021-010-00

Page: 3

0	-9,100	0	0	-3,477	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
78,700	78,700	78,700	84,149	78,700	0

009-021-011-00 2019 Est. T.C.V. RICHARDS NANCY JILL
 Property Class: 401 9461 W KELLY RD X500
 Map #: LAKE TOWNSHIP LAKE 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			20.020 Acres		2,100	100		42,042
		20.02	Total Acres		Total Est.		Land Value =	42,042

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

(11) Heating System: Wall Furnace
 Ground Area = 1560 SF Floor Area = 1560 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	Comp.Shingle	1560		
			Total:	54,734	19,157

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical			178	1,458	510
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			390	4,649	2,092 *45% Good
Built-Ins					
Appliance Allow.			1	1,243	435
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			1500	21,735	7,607
No Concrete Floor			1500	-6,345	-2,221
			Totals:	83,172	29,574

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 14,787

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Low Blt 0

(11) Heating System: Wall Furnace
 Ground Area = 980 SF Floor Area = 980 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	Comp.Shingle	980		
			Total:	34,054	11,918

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
Deck					
Pine			480	4,243	1,909 *45% Good
Built-Ins					
Appliance Allow.			1	1,243	435
			Totals:	46,614	16,738

Notes:

 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 8,369

Cost Est. for Res. Bldg: 3 Mobile Home 1S Cls Fair Blt 0

(11) Heating System: Wall Furnace
 Ground Area = 0 SF Floor Area = 0 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	
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	
Built-Ins						
Appliance Allow.			1	1,467	513	
Unit-in-Place Cost Items						
MOBILE HOME			2000	2,140	1,391	*65% Good
Totals:				9,674	4,028	

Notes: 12X60 FV MH

 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 2,014

2019 Est. T.C.V. 009-021-011-00						=	67,212
Est. TCV/Total Floor Area = 26.46							
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
35,700	35,700	35,700	32,409	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,100	0	0	777	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
33,600	33,600	33,600	33,186	33,186	27,876		

009-021-012-00	2019 Est. T.C.V.	ENSERCH EXPLORATION INC
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 30 - 65	\$2000	39.00	Acres		2000	100		78,000
Residentia ROAD @ ZERO		1.00	Acres		0	100		0
		40.00	Total Acres				Total Est. Land Value =	78,000

2019 Est. T.C.V. 009-021-012-00 = 78,000

Est. TCV/Total Floor Area = 30.71

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,000	39,000	39,000	14,709	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	353	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,000	39,000	39,000	15,062	15,062	0	

009-021-013-00 2019 Est. T.C.V. BURTON LARRY & ERLENE H&W
 Property Class: 401 9979 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	163.87	819.78	1.0000	1.0000	40	100		6,555
90 Actual Front Feet, 3.78 Total Acres Total Est. Land Value =								6,555

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.04	1200	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,352		
			Total:	105,797	95,217

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, 50 Feet	1	1,895	1,705

Deck

Treated Wood	120	2,137	1,923
Treated Wood	48	1,256	1,130

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 768 16,220 13,949 *86% Good

Built-Ins

Appliance Allow.	1	1,243	1,119
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Totals: 135,024 120,871

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV: 72,523

2019 Est. T.C.V. 009-021-013-00 = 80,028

Est. TCV/Total Floor Area = 59.19

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,900	34,900	34,900	28,845	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,100	0	0	692	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,000	40,000	40,000	29,537	29,537	29,537	

009-021-013-25 2019 Est. T.C.V. MONETTE CLINTON E
 Property Class: 401 9941 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 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	46	930
			Total Estimated Land Improvements True Cash Value =	930

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1056 SF Floor Area = 1056 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	1,056		
			Total:	86,430	60,502

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1		778	545
Water/Sewer					
1000 Gal Septic		1		3,235	2,264
Water Well, 50 Feet		1		1,895	1,326
Deck					
Treated Wood		168		2,681	1,877
Treated Wood		190		2,905	2,033

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 384 9,765 4,492 *46% Good

Built-Ins

Appliance Allow. 1 1,243 870

Totals: 108,932 73,909

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 65,040

2019 Est. T.C.V. 009-021-013-25 = 79,970

Est. TCV/Total Floor Area = 75.73, Most recent sale 07/08/2006 for 89,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,700	33,700	33,700	29,182	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,300	0	0	700	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,000	40,000	40,000	29,882	29,882	29,882	

009-021-013-40	2019 Est. T.C.V.	CONSUMERS ENERGY COMPANY
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			3.29 Acres		2800	100		9,212
			3.29 Total Acres				Total Est. Land Value =	9,212

2019 Est. T.C.V. 009-021-013-40 = 9,212

Est. TCV/Total Floor Area = 8.72, Most recent sale 11/01/1999 for 10,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,600	4,600	4,600	4,600	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	
4,600	4,600	4,600	4,710	4,600	0	

009-021-013-50 2019 Est. T.C.V. NEWMAN ROBERT K & HELGA R
 Property Class: 401 3151 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			5.75 Acres		2000	100		11,500
Residentia LTDACCESS@\$1200			4.00 Acres		1200	100		4,800
Residentia ROAD @ ZERO			0.25 Acres		0	100		0
			10.00 Total Acres				Total Est. Land Value =	16,300

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.04	1900	0	0
Wood Frame	16.84	120	50	1,010
Wood Frame	15.33	180	50	1,379
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 =				4,289

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 924 SF Floor Area = 924 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	924		
			Total:	77,461	58,095

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	
Porches					
WGEP (1 Story)		204	9,694	7,270	
Deck					
Treated Wood w/Roof (Deck Portion)		162	2,618	1,963	
Treated Wood w/Roof (Roof portion)		162	1,767	1,325	
Built-Ins					
Appliance Allow.		1	1,243	932	
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost		1200	17,388	13,041	
			Totals:	116,079	87,056

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.400 => TCV: 34,822

2019 Est. T.C.V. 009-021-013-50 = 55,411

Est. TCV/Total Floor Area = 59.97

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,600	30,600	30,600	30,600	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,900	0	0	-2,900	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,700	27,700	27,700	31,334	27,700	27,700	

009-021-014-00 2019 Est. T.C.V. WIGGINS JON
 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
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	5.00	358	45	805
Wood Frame	18.40	240	46	2,031
Wood Frame	18.40	240	46	2,031
Total Estimated Land Improvements True Cash Value =				4,867

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1972

(11) Heating System: Wall Furnace
 Ground Area = 864 SF Floor Area = 864 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	Comp.Shingle	720		
Addition	Siding	Crawl	144		
			Total:	47,298	16,555

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
Totals:			57,098 19,985

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 9,993

2019 Est. T.C.V. 009-021-014-00	=	35,860			
Est. TCV/Total Floor Area = 41.50					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
16,700	16,700	16,700	16,635	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	399	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,900	17,900	17,900	17,034	17,034	0

009-021-015-00 2019 Est. T.C.V. DEYOUNG JON & ROSHELL
 Property Class: 401 3221 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			5.75 Acres		2000	100		11,500
Residentia LTDACCESS@\$1200			4.00 Acres		1200	100	WETLAND	4,800
Residentia ROAD @ ZERO			0.25 Acres		0	100		0
			10.00 Total Acres				Total Est. Land Value =	16,300

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	500	0	0
Wood Frame	18.97	192	50	1,821
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 =				2,821

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 1978

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1248 SF Floor Area = 1812 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	720		
1 Story	Siding	Basement	528		
1 Story	Siding	Overhang	24		
Total:				174,180	102,765

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,146
Plumbing			
Average Fixture(s)	1	1,120	661
2 Fixture Bath	1	2,359	1,392
Water/Sewer			
1000 Gal Septic	1	3,691	2,178
Water Well, 100 Feet	1	4,407	2,600
Porches			
CCP (1 Story)	60	1,348	795
Deck			
Treated Wood	438	5,252	3,099
w/Roof (Roof portion)	160	2,117	1,249
Garages			
Class: C Exterior: Pole (Unfinished)			
Base Cost	768	15,567	9,185
Class: C Exterior: Pole (Unfinished)			
Basement Garage: 2 Car	1	2,756	1,626
Built-Ins			
Appliance Allow.	1	2,099	1,238
Fireplaces			
Exterior 1 Story	1	4,942	2,916
Recreation Room	1012	14,846	8,759
Totals:		236,626	139,609

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 122,856

2019 Est. T.C.V. 009-021-015-00	=	141,977
Est. TCV/Total Floor Area = 78.35, Most recent sale 09/14/2018 for 140,000		
2018 Assessed	MBOR	S.E.V.
72,600	72,600	72,600
	Base for Cap	C.P.I.
	60,688	2.40
2019 New Eq. Adjustment	Loss	Additions
0	-1,600	0
		Tax Adjustment
		10,312
2019 Assessed	MBOR	S.E.V.
	Capped	->Taxable<-
Parcel Number: 009-021-015-00		PRE/MBT
		Page: 2

71,000

71,000

71,000

62,144

71,000

71,000

009-021-019-00 2019 Est. T.C.V. NEDRY STANELY D & MARILYN J
 Property Class: 402 9606 W CLAM RIVER DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
120 Actual Front Feet, 1.27 Total Acres Total Est. Land Value =								15,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	18.89	120	94	2,131
Total Estimated Land Improvements True Cash Value =				2,131

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

(11) Heating System: Forced Air w/o Ducts
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

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

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	12,954	11,659
Totals:				12,954	11,659

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 10,260

2019 Est. T.C.V. 009-021-019-00 = 27,391

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	4,551	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-200	0	109	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,700	13,700	13,700	4,660	4,660	0	

009-021-019-80	2019 Est. T.C.V.	SIZEMORE JOE H
Property Class: 402		W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 1.21 Total Acres							Total Est. Land Value =	15,000

2019 Est. T.C.V. 009-021-019-80 = 15,000

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
7,500	7,500	7,500	4,141	2.40			
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	99	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
7,500	7,500	7,500	4,240	4,240	0		

009-021-020-00 2019 Est. T.C.V. SMITHEE ROBERT D & JOANNE C
 Property Class: 401 9586 W CLAM RIVER DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	498.00	0.00	1.0000	1.0000	50	100		24,900
Residentia 3 - 7 @\$2800			6.35 Acres		2800	100		17,780
498 Actual Front Feet, 6.35 Total Acres Total Est. Land Value =								42,680

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	240	50	527
Total Estimated Land Improvements True Cash Value =				527

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1568 SF Floor Area = 1568 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	1,568		
Total:				119,411	83,589

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	545
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Water/Sewer

1000 Gal Septic	1	3,235	2,264
Water Well, 50 Feet	1	1,895	1,326

Porches

WSEP (1 Story)	224	6,749	4,724
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Garages

Class: D Exterior: Pole (Unfinished)				
Base Cost	768	12,165	8,637	*71% Good

Built-Ins

Appliance Allow.	1	1,243	870
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Fireplaces

Interior 1 Story	1	3,134	2,194
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Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	240	1,020	724	*71% Good
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Totals: 149,630 104,873

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 92,288

2019 Est. T.C.V. 009-021-020-00 = 135,495

Est. TCV/Total Floor Area = 86.41

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
60,400	60,400	60,400	42,533	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,300	0	1,020	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
67,700	67,700	67,700	43,553	43,553	43,553	

009-021-021-00	2019 Est. T.C.V.	COMMERCIAL FOREST CERT # 2013-47-57
Property Class: 700		W LOTAN 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			40.000	Acres	1,600	100		64,000
		40.00	Total Acres				Total Est. Land Value =	64,000

2019 Est. T.C.V. 009-021-021-00 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/01/1999 for 35,000

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	

009-021-022-00	2019 Est. T.C.V.	RAU JOHN H & MELBA G TRUSTEES
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000	40.00	Acres		2000	100		80,000
		40.00	Total Acres				Total Est. Land Value =	80,000

2019 Est. T.C.V. 009-021-022-00 = 80,000

Est. TCV/Total Floor Area = 51.02

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,000	40,000	40,000	13,053	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	313	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,000	40,000	40,000	13,366	13,366	0	

009-021-023-00	2019 Est. T.C.V.	COMMERCIAL FOREST CERT # 2013-47-57
Property Class: 700		W LOTAN 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			20.000	Acres	2,100	100		42,000
		20.00	Total Acres		Total Est.	Land Value =		42,000

2019 Est. T.C.V. 009-021-023-00 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/01/1999 for 22,500

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	

009-021-023-60	2019 Est. T.C.V.	RAU JOHN H & MELBA G TRUSTEES
Property Class: 402		W LOTAN 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			9.36 Acres		2000	100		18,720
			9.36 Total Acres				Total Est. Land Value =	18,720

2019 Est. T.C.V. 009-021-023-60 = 18,720

Est. TCV/Total Floor Area = 11.94, Most recent sale 09/01/1999 for 12,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,400	9,400	9,400	9,086	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	218	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,400	9,400	9,400	9,304	9,304	0	

009-021-023-75 2019 Est. T.C.V. JONES CHRISTOPHER & DEENA
 Property Class: 402 W LOTAN 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			9.88 Acres		2000	100		19,760
			9.88 Total Acres				Total Est. Land Value =	19,760

2019 Est. T.C.V. 009-021-023-75 = 19,760

Est. TCV/Total Floor Area = 12.60, Most recent sale 08/11/2006 for 30,000

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		

009-021-024-00 2019 Est. T.C.V. RAU JOHN H & MELBA G TRUSTEES
 Property Class: 401 9421 W LOTAN 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	500.00	0.00	1.0000	1.0000	40	100		20,000
Residentia 30 - 65	\$2000		37.62 Acres		2000	100		75,240
500 Actual Front Feet, 37.62 Total Acres Total Est. Land Value =								95,240

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

(11) Heating System: Electric Wall Heat
 Ground Area = 800 SF Floor Area = 800 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	800		
Total:				71,980	50,387

Other Additions/Adjustments

Plumbing
 Average Fixture(s) 1 933 653

Water/Sewer
 1000 Gal Septic 1 3,453 2,417
 Water Well, 50 Feet 1 1,962 1,373

Porches
 WGEF (1 Story) 168 9,349 6,544
 WSEP (1 Story) 147 5,448 3,814
 WPP 22 834 584

Deck
 Treated Wood 32 1,043 730
 Treated Wood 30 1,000 700

Garages
 Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 590 17,157 12,010

Built-Ins
 Appliance Allow. 1 1,467 1,027

Totals: 114,626 80,239

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 70,610

2019 Est. T.C.V. 009-021-024-00 = 165,850

Est. TCV/Total Floor Area = 207.31

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
80,400	80,400	80,400	45,912	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	0	1,101	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
82,900	82,900	82,900	47,013	47,013	0	

009-021-024-95 2019 Est. T.C.V. MISSAUKEE COUNTY ROAD COMMISSION
 Property Class: 703
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table .

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			0.00 Total Acres		Total	Est.	Land Value =	0
2019 Est. T.C.V. 009-021-024-95								= 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

009-022-001-00	2019 Est. T.C.V.	HARRIS ANTHONY E & HARRIS LAWRENCE
Property Class: 102		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 66 - 120 Acres		80.00 Acres			3300	100		264,000
		80.00 Total Acres					Total Est. Land Value =	264,000

2019 Est. T.C.V. 009-022-001-00 = 264,000

Est. TCV/Total Floor Area = 330.00, Most recent sale 11/16/2018 for 150,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
144,000	144,000	144,000	33,177	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-12,000	0	0	796	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
132,000	132,000	132,000	33,973	33,973	33,973		

009-022-002-00	2019 Est. T.C.V.	KOŁODZIEJ ROSALIA TRUST
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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. 009-022-002-00 = 20,000

Est. TCV/Total Floor Area = 8.36, Most recent sale 11/03/2017 for 1

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
10,000	10,000	10,000	6,272	2.40				
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	150	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
10,000	10,000	10,000	6,422	6,422	0			

009-022-003-00 2019 Est. T.C.V. CIARAVINO ALAN M & MARIE H
 Property Class: 401 3200 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.02	1700	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1993

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 980 SF Floor Area = 980 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	Piers	980		
			Total:	75,616	78,059

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	
Deck					
Pine		120	1,705	1,449	
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost		768	12,165	10,340	
Built-Ins					
Appliance Allow.		1	1,243	1,057	
Unit-in-Place Cost Items					
SHED		500	535	401	*75% Good
Totals:			97,172	82,542	

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV: 49,525

2019 Est. T.C.V. 009-022-003-00				=	70,475
Est. TCV/Total Floor Area = 71.91, Most recent sale 08/01/1997 for 52,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
31,800	31,800	31,800	28,432	2.40	
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,400	0	0	682	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,200	35,200	35,200	29,114	29,114	29,114

009-022-004-00 2019 Est. T.C.V. COLLINSWORTH RICHARD L
 Property Class: 401 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	20.00	Acres	2000	100		40,000
20.00 Total Acres Total Est. Land Value =								40,000

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

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

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

Garages

Class: CD Exterior: Pole (Unfinished)					
Base Cost			960	16,512	15,686
Totals:				16,512	15,686

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 13,804

2019 Est. T.C.V. 009-022-004-00	=	53,804
Est. TCV/Total Floor Area = 0.00, Most recent sale 03/01/2000 for 21,000		
2018 Assessed MBOR S.E.V. Base for Cap C.P.I.		
26,200 26,200 26,200 21,649 2.40		
2019 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 700 0 0 519 0		
2019 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
26,900 26,900 26,900 22,168 22,168 0		

009-022-006-00	2019 Est. T.C.V.	HILL LOUIE
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	16.70	Acres	2000	100		33,400
			16.70	Total Acres			Total Est. Land Value =	33,400

2019 Est. T.C.V. 009-022-006-00 = 33,400

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/04/2009 for 40,400

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
24,600	24,600	24,600	13,611	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	7,900	0	-6,113	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
16,700	16,700	16,700	13,937	13,937	0		

009-022-006-85	2019 Est. T.C.V.	HILL LOUIE
Property Class: 401		8125 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	264.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 2.00 Total Acres								Total Est. Land Value = 13,200

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	GRG		Cls CD	Blt 1977
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(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

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

Water/Sewer

1000 Gal Septic	1	3,453	2,072
Water Well, 50 Feet	1	1,962	1,177

Garages

Class: CD Exterior: Pole (Unfinished)			
Base Cost	624	11,912	7,147

Totals:	17,327	10,396
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Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCv:	9,148
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2019 Est. T.C.V. 009-022-006-85	=	23,413
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Est. TCv/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	6,439	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
11,700	0	0	6,593	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,700	11,700	11,700	6,593	6,593	0	

009-022-007-00 2019 Est. T.C.V. JENEMA JASON M & LYNN M
 Property Class: 401 3350 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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
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 1971

(11) Heating System: Wall Furnace
 Ground Area = 1080 SF Floor Area = 1080 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	Comp.Shingle	600		
Addition	Siding	Crawl	160		
Addition	Siding	Slab	320		
Total:				58,182	20,362

Other Additions/Adjustments

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		576		18,824	6,588
No Concrete Floor		832		-4,193	-1,468
Class: C Exterior: Pole (Unfinished)					
Base Cost		832		16,490	5,771

Built-Ins

Appliance Allow.		1		2,099	735
Totals:				97,862	34,249

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCv: 17,125

Cost Est. for Res. Bldg: 2 Single Family LOG Cls C 10 Blt 2004

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1380 SF Floor Area = 2070 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Basement	1,380		
Total:				214,308	182,154

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, 200 Feet		1		8,152	6,929

Porches

WCP (1 Story)		180		5,683	5,342	*94% Good
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Deck

Parcel Number: 009-022-007-00

Pine w/Roof (Deck Portion)	180	2,340	2,200	*94% Good
Pine w/Roof (Roof portion)	180	2,338	2,198	

Garages

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

Base Cost	840	29,736	25,276
Storage Over Garage	840	8,761	7,447
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:	280,130	239,036
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Notes: 1PS PINE LOG

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 210,352

2019 Est. T.C.V. 009-022-007-00 = 272,227

Est. TCV/Total Floor Area = 86.42, Most recent sale 01/01/1999 for 64,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
129,400	129,400	129,400	105,165	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,700	0	0	2,523	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
136,100	136,100	136,100	107,688	107,688	107,688	

009-022-009-00 2019 Est. T.C.V. DUVALL JON & LEANN DUVALL
 Property Class: 401 8909 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			5.000	Acres	2,700	100		13,500
		5.00	Total Acres		Total Est. Land Value =			13,500

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2001

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1680 SF Floor Area = 1680 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	1,680		
			Total:	139,927	125,934

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, 50 Feet	1	1,962	1,766

Deck

Treated Wood	64	1,503	1,353
Treated Wood	9	305	274

Garages

Class: CD Exterior: Pole (Unfinished)

Door Opener	2	736	662
Base Cost	1200	19,668	17,701

Built-Ins

Appliance Allow.	1	1,467	1,320
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Totals: 172,883 155,594

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV: 93,356

2019 Est. T.C.V. 009-022-009-00 = 106,856

Est. TCV/Total Floor Area = 63.60, Most recent sale 01/01/2001 for 15,700

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
50,600	50,600	50,600	43,111	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,800	0	1,034	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,400	53,400	53,400	44,145	44,145	44,145	

009-022-009-50 2019 Est. T.C.V. CELMER KATHLEEN
 Property Class: 401 8981 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 3 - 7 @\$2800			3.99 Acres		2800	100		11,178
			3.99 Total Acres				Total Est. Land Value =	11,178

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	4.92	1377	0	0
D/W/P: 4in Concrete	4.92	1275	0	0
D/W/P: 4in Concrete	4.92	100	0	0
Wood Frame	16.36	240	50	1,963
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 =	4,463

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1988

(11) Heating System: Forced Heat & Cool
 Ground Area = 1322 SF Floor Area = 1322 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	1,322		
			Total:	135,967	95,177

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, 50 Feet	1	1,962	1,373

Porches

CPP	38	711	498
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Deck

Treated Wood	509	5,665	3,965
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Garages

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

Base Cost	768	18,486	12,940
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Built-Ins

Appliance Allow.	1	1,467	1,027
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Totals: 171,573 120,100

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 105,688

2019 Est. T.C.V. 009-022-009-50 = 121,329

Est. TCV/Total Floor Area = 91.78, Most recent sale 05/01/2002 for 5,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
57,300	57,300	57,300	46,855	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
1,000	2,400	0	1,000	1,124	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,700	60,700	60,700	48,979	48,979	48,979	

009-022-009-90 2019 Est. T.C.V. HALL BROCK J
 Property Class: 401 8945 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	129.36	339.44	1.0000	1.0000	40	100		5,174
129 Actual Front Feet, 1.01 Total Acres Total Est. Land Value =								5,174

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	240	0	0
D/W/P: Crushed Rock	1.72	1000	0	0
Wood Frame	17.76	320	50	2,841

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,791

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1120 SF Floor Area = 1120 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	1,120		
Total:				112,076	95,264

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)	80	3,222	2,739
WCP (1 Story)	85	3,333	2,833

Deck

Treated Wood	34	1,107	941
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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

Built-Ins

Appliance Allow.	1	2,099	1,784
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Fireplaces

Interior 1 Story	1	4,051	3,443
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Totals: 155,417 132,103

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 116,251

2019 Est. T.C.V. 009-022-009-90 = 125,216

Est. TCV/Total Floor Area = 111.80, Most recent sale 06/01/2018 for 127,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,400	55,400	55,400	54,929	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,200	0	0	7,671	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,600	62,600	62,600	56,247	62,600	62,600	

009-022-010-00 2019 Est. T.C.V. KENDALL JONATHON D
 Property Class: 401 8745 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	234.00	657.00	1.0000	1.0000	40	100		9,360
234 Actual Front Feet, 3.53 Total Acres Total Est. Land Value =								9,360

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 2016

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1216 SF Floor Area = 1216 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,216		
			Total:	97,860	118,235

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	933	914

Water/Sewer					
1000 Gal Septic			1	3,453	3,384
Water Well, 50 Feet			1	1,962	1,923

Built-Ins					
Appliance Allow.			1	1,467	1,438

Deck					
Treated Wood			16	543	532

Totals: 106,218 104,094

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.400 => TCV: 41,638

2019 Est. T.C.V. 009-022-010-00 = 50,998

Est. TCV/Total Floor Area = 41.94, Most recent sale 04/20/2010 for 30,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,300	23,300	23,300	23,300	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,200		0	0	559	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,500	25,500	25,500	23,859	23,859		0

009-022-010-50 2019 Est. T.C.V. REED REX R JR & ROSEANNA K
 Property Class: 401 8851 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	180.00	657.00	1.0000	1.0000	40	100		7,200
180 Actual Front Feet, 2.71 Total Acres Total Est. Land Value =								7,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.66	480	50	398
Total Estimated Land Improvements True Cash Value =				398

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1999

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1248 SF Floor Area = 1248 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=89/100/100/100/89

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,248		
			Total:	108,387	96,465

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	830
3 Fixture Bath	1	2,929	2,607

Water/Sewer

1000 Gal Septic	1	3,453	3,073
Water Well, 50 Feet	1	1,962	1,746

Deck

Treated Wood	140	2,433	2,068	*85% Good
Treated Wood	12	407	346	*85% Good

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 576 15,022 13,370

Built-Ins

Appliance Allow.	1	1,467	1,306
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Porches

WPP	12	455	400	*88% Good
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Totals: 137,448 122,211

Notes: HOLLY PARK HUD MHSER#2HP995721

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV: 73,327

2019 Est. T.C.V. 009-022-010-50 = 80,925

Est. TCV/Total Floor Area = 64.84

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,700	38,700	38,700	31,912	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	0	765	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,500	40,500	40,500	32,677	32,677	32,677	

009-022-011-00 2019 Est. T.C.V. KENDALL JONATHON D
 Property Class: 401 8741 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	132.00	657.00	1.0000	1.0000	40	100		5,280
132 Actual Front Feet, 1.99 Total Acres Total Est. Land Value =								5,280

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	13.22	80	50	529
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				1,479

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1976

(11) Heating System: Wall Furnace
 Ground Area = 840 SF Floor Area = 840 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	Comp.Shingle	840		
			Total:	33,259	11,640

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	132	1,109	388
Water/Sewer			
1000 Gal Septic	1	3,453	1,209
Water Well, 50 Feet	1	1,962	687

Deck

Treated Wood	112	2,071	725
w/Roof (Roof portion)	992	10,307	3,607

Garages

Class: CD Exterior: Pole (Unfinished)			
Base Cost	960	16,512	5,779
No Concrete Floor	960	-4,445	-1,556
Totals:		64,228	22,479

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 11,240

2019 Est. T.C.V. 009-022-011-00 = 17,999

Est. TCV/Total Floor Area = 21.43

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,200	8,200	8,200	7,845	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	800	0	0	188	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,000	9,000	9,000	8,033	8,033	0	

009-022-013-00 2019 Est. T.C.V. PRESSELL MARK A & CAROL J
 Property Class: 401 8995 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	40.00	Acres	2000	100			80,000
40.00 Total Acres Total Est. Land Value =								80,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.04	7000	0	0
Wood Frame	15.63	168	94	2,468
Wood Frame	14.81	204	94	2,840

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	95	9,500
Total Estimated Land Improvements True Cash Value =				14,808

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2001

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1500 SF Floor Area = 2250 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,500		
Total:				226,032	203,403

Other Additions/Adjustments

Plumbing

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

Water/Sewer

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

Deck

Treated Wood w/Roof (Deck Portion)	276	3,886	3,497
Treated Wood w/Roof (Roof portion)	276	3,301	2,971
Treated Wood	405	4,990	4,491

Garages

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

Base Cost	676	21,078	18,970
Door Opener	2	830	747

Built-Ins

Appliance Allow.	1	2,099	1,889
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Breezeways

Frame Wall	122	6,372	5,735
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Totals: 281,331 253,171

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 222,790

2019 Est. T.C.V. 009-022-013-00 = 317,598

Est. TCV/Total Floor Area = 141.15, Most recent sale 05/01/1999 for 56,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
147,200	147,200	147,200	110,178	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	11,600	0	2,644	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
158,800	158,800	158,800	112,822	112,822	112,822	

009-022-016-00 2019 Est. T.C.V. DAVIS DOUGLAS & MARYANN
 Property Class: 401 8528 W LOTAN 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	220.00	445.00	1.0000	1.0000	50	100		11,000
220 Actual Front Feet, 2.25 Total Acres Total Est. Land Value =								11,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	168	0	0
Wood Frame	22.41	96	94	2,022
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 =				2,972

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1380 SF Floor Area = 1380 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	Crawl Space	1,380		
			Total:	128,004	107,510

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,120	941		
Water/Sewer					
1000 Gal Septic	1	3,691	3,100		
Water Well, 100 Feet	1	4,407	3,702		
Porches					
CPP	40	788	662		
Deck					
Treated Wood	160	2,714	2,280		
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	720	22,025	18,501		
Common Wall: 1 Wall	1	-2,038	-1,712		
Door Opener	1	415	349		
Built-Ins					
Appliance Allow.	1	2,099	1,763		
Totals:				163,225	137,096

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 120,644

2019 Est. T.C.V. 009-022-016-00		=	134,616
Est. TCV/Total Floor Area = 97.55, Most recent sale 09/30/2015 for 105,000			
2018 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
59,700	59,700	59,700	56,660 2.40
2019	New Eq. Adjustment	Loss	Additions Tax Adjustment Losses
0	7,600	0	0 1,359 0
2019 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
67,300	67,300	67,300	58,019 58,019 58,019

009-022-016-03 2019 Est. T.C.V. EDWARDS WILLIAM & RHONDA
 Property Class: 401 8544 W LOTAN 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	220.00	445.00	1.0000	1.0000	50	100		11,000
220 Actual Front Feet, 2.25 Total Acres Total Est. Land Value =								11,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	1900	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 2000

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1700 SF Floor Area = 2100 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	1,700		
1 Story	Siding	Overhang	400		
Total:				207,267	186,542

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	1,008
3 Fixture Bath	1	3,525	3,172
2 Fixture Bath	2	4,718	4,246

Water/Sewer

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

Porches

WCP (1 Story)	240	6,773	6,096
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Deck

Treated Wood	239	3,535	3,181
Treated Wood	80	1,718	1,546
Treated Wood	256	3,694	3,325

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	840	29,736	26,762
Door Opener	2	830	747
Class: C Exterior: Pole (Unfinished)			
Base Cost	768	15,567	14,010

Built-Ins

Appliance Allow.	1	2,099	1,889
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Totals: 288,680 259,812

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 228,635

2019 Est. T.C.V. 009-022-016-03 = 242,010

Est. TCV/Total Floor Area = 115.24, Most recent sale 10/23/2017 for 240,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
109,400	109,400	109,400	109,400	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,600	0	0	2,625	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
121,000	121,000	121,000	112,025	112,025	112,025	

009-022-016-06	2019 Est. T.C.V.	EDWARDS WILLIAM & RHONDA
Property Class: 402		W LOTAN 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	220.00	445.00	1.0000	1.0000	40	100		8,800
220 Actual Front Feet, 2.25 Total Acres								Total Est. Land Value = 8,800

2019 Est. T.C.V. 009-022-016-06 = 8,800

Est. TCV/Total Floor Area = 4.19, Most recent sale 10/23/2017 for 240,000

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

009-022-016-15	2019 Est. T.C.V.	TAYLOR DEAN MITCHEL
Property Class: 401		8746 W LOTAN 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	220.00	445.50	1.0000	1.0000	40	100		8,800
220 Actual Front Feet, 2.25 Total Acres								Total Est. Land Value = 8,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	21.86	88	50	962
D/W/P: 3.5 Concrete	4.68	16	94	70
D/W/P: 3.5 Concrete	4.68	48	94	211
Wood Frame	16.36	240	50	1,963
Total Estimated Land Improvements True Cash Value =				3,206

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 2017
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(11) Heating System: Forced Air w/ Ducts
 Ground Area = 960 SF Floor Area = 960 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	960		
Total:				86,391	83,798

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	933	905	
Water/Sewer					
1000 Gal Septic		1	3,453	3,349	
Water Well, 100 Feet		1	4,280	4,152	
Porches					
WCP (1 Story)		80	2,906	2,819	
Built-Ins					
Appliance Allow.		1	1,467	1,423	
Carports					
Aluminum		360	3,668	3,558	
Totals:				103,098	100,004

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 88,004

2019 Est. T.C.V. 009-022-016-15 = 100,010

Est. TCV/Total Floor Area = 104.18, Most recent sale 04/12/2017 for 8,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
43,800	43,800	43,800	43,800	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
3,200	3,000	0	3,200	1,051	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,000	50,000	50,000	48,051	48,051	48,051	

009-022-016-18	2019 Est. T.C.V.	COWLEY MARIE J
Property Class: 402		W LOTAN 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. 009-022-016-18 = 20,000

Est. TCV/Total Floor Area = 20.83, Most recent sale 11/22/2016 for 19,000

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	232	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,000	10,000	10,000	9,931	9,931	0	

009-022-016-23 2019 Est. T.C.V. EISELE STEVEN & NANCY
 Property Class: 401 8500 W LOTAN RD X 301
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651-9505

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	250.00	906.05	1.0000	1.0000	40	100		10,000
250 Actual Front Feet, 5.20 Total Acres Total Est. Land Value =								10,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 2002

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1344 SF Floor Area = 1344 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	1,344		
Total:				118,128	88,596

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	240	3,386	2,539
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Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	672	16,524	12,393
Common Wall: 1 Wall	1	-1,753	-1,315
Door Opener	1	327	245
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	576	12,954	9,715
No Concrete Floor	576	-2,436	-1,827

Built-Ins

Appliance Allow.	1	1,243	932
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Totals: 159,027 119,267

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 104,955

2019 Est. T.C.V. 009-022-016-23 = 114,955

Est. TCV/Total Floor Area = 85.53, Most recent sale 10/09/2018 for 162,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
50,800	50,800	50,800	39,317	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,700	0	0	18,183	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,500	57,500	57,500	40,260	57,500	0	

009-022-016-26 2019 Est. T.C.V. BURLEW LEE E & HELEN J TRUSTEES OF
 Property Class: 401 8500 W LOTAN RD X 201
 Map #: LAKE TOWNSHIP LAKE 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	338.00	644.38	1.0000	1.0000	40	100		13,520
338 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								13,520

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	23.44	54	0	0
Fencing: Wd, Split, 2 Rail	12.51	30	0	0
Metal Prefab	15.26	85	50	648
Metal Prefab	19.04	15	50	143

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 =				1,741

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2012

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
	3 Fixture Bath		1	-3,525	-3,349
Garages					
Class: C Exterior: Pole (Unfinished)					
	Base Cost		679	14,279	13,565
	No Concrete Floor		679	-3,422	-3,251
Water/Sewer					
	Water Well, 50 Feet		1	2,038	1,936
Totals:				9,370	8,901

Notes: TRAILER PAD & GARAGE

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 7,833

2019 Est. T.C.V. 009-022-016-26						=	23,094
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/23/2009 for 10,000							
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
11,100	11,100	11,100	10,871	2.40			
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	400	0	0	260	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
11,500	11,500	11,500	11,131	11,131	0		

009-022-016-28 2019 Est. T.C.V. LINDER FRED M & KARLL-LINDER STACY
 Property Class: 401 8500 W LOTAN RD X300
 Map #: LAKE TOWNSHIP Lake 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			18.79 Acres		2000	100		37,580
			18.79 Total Acres				Total Est. Land Value =	37,580

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.57	1300	0	0
D/W/P: Crushed Rock	1.66	1200	0	0
Wood Frame	15.49	364	94	5,300

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
				Total Estimated Land Improvements True Cash Value = 7,675

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 0 SF Floor Area = 768 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	768		
			Total:	37,425	31,811

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	793
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Water/Sewer

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

Porches

CCP (1 Story)	384	6,486	5,513
WCP (1 Story)	208	5,601	4,761

Garages

Class: CD Exterior: Pole (Finished)			
Base Cost	768	18,363	15,609

Built-Ins

Appliance Allow.	1	1,467	1,247
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Totals: 78,008 66,307

Notes: POLE GARGE WITH DWELLING SPACE
 99 SPLIT FROM 016-00 FOR 00 PC GRG @50% FOR 01
 LIVING AREA & CFP FOR 02

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCv: 58,350

2019 Est. T.C.V. 009-022-016-28 = 103,605

Est. TCv/Total Floor Area = 134.90, Most recent sale 08/31/2015 for 110,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
59,500	59,500	59,500	55,835	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-7,700	0	0	-4,035	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
51,800	51,800	51,800	57,175	51,800	51,800	

009-022-016-40	2019 Est. T.C.V.	LINDER FRED M & KARLL-LINDER STACY
Property Class: 402		8500 W LOTAN RD X
Map #:	LAKE TOWNSHIP	LAKE 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			13.24 Acres		2000	100		26,480
			13.24 Total Acres				Total Est. Land Value =	26,480

2019 Est. T.C.V. 009-022-016-40 = 26,480

Est. TCV/Total Floor Area = 34.48, Most recent sale 03/19/2004 for 0

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
13,200	13,200	13,200	12,259	2.40				
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	294	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
13,200	13,200	13,200	12,553	12,553	12,553			

009-022-016-45	2019 Est. T.C.V.	LINDER FRED M & KARLL-LINDER STACY
Property Class: 402		8500 W LOTAN RD X
Map #:	LAKE TOWNSHIP	LAKE 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		13.82	Acres		2000	100		27,640
		13.82	Total Acres				Total Est. Land Value =	27,640

2019 Est. T.C.V. 009-022-016-45 = 27,640

Est. TCV/Total Floor Area = 35.99, Most recent sale 09/12/2016 for 22,400

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
13,800	13,800	13,800	13,375	2.40			
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	321	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
13,800	13,800	13,800	13,696	13,696	13,696		

009-022-016-50	2019 Est. T.C.V.	RUPPEL DANNY R
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

2019 Est. T.C.V. 009-022-016-50 = 160,000

Est. TCV/Total Floor Area = 208.33

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
80,000	80,000	80,000	42,966	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	1,031	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,000	80,000	80,000	43,997	43,997	0	

009-022-017-00 2019 Est. T.C.V. POSHADLO LAWRENCE M & JUDITH L TTEE
 Property Class: 401 3536 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$2000	70.00	Acres	2000	100			140,000
70.00 Total Acres Total Est. Land Value =								140,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.57	800	86	3,832
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
GENERATOR	2,000.00	1	97	1,940
OUTDOOR FURNACE	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				8,197

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2003

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1664 SF Floor Area = 1664 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	1,664		
Total:				156,997	141,298

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, 50 Feet	1	1,962	1,766

Porches

CSEP (1 Story)	160	4,773	4,296
WPP	752	7,964	7,168

Garages

Class: CD Exterior: Pole (Unfinished)

Door Opener	1	368	331
Base Cost	1536	25,175	22,657

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

Base Cost	832	26,707	24,036
Common Wall: 1 Wall	1	-1,906	-1,715
Door Opener	1	368	331

Built-Ins

Appliance Allow.	1	1,467	1,320
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Totals: 231,190 208,072

Notes: 3536

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV: 124,843

Cost Est. for Res. Bldg: 2 Single Family GRG Cls D Blt 2010

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

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

Plumbing

3 Fixture Bath	1	-2,463	-2,340
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Water/Sewer

1000 Gal Septic	1	3,235	3,073
Water Well, 100 Feet	1	4,178	3,969

 Porches

WSEP (1 Story)	187	5,892	5,597
CCP (1 Story)	31	658	625

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	473	8,448	8,026
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Totals:		19,948	18,950
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Notes: 3636 - REMOVED MANUFACTURED

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:		16,676	
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2019 Est. T.C.V. 009-022-017-00	=	289,716
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Est. TCV/Total Floor Area = 174.11

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
144,600	144,600	144,600	107,500	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	0	2,580	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
144,900	144,900	144,900	110,080	110,080	110,080	

009-022-017-90 2019 Est. T.C.V. JACOBSON MICHAEL D & TANYA
 Property Class: 401 3726 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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 1.25S Cls D Blt 1955

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1695 SF Floor Area = 2035 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,359		
1 Story	Siding	Crawl Space	336		
			Total:	153,409	104,317

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	529
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Water/Sewer

1000 Gal Septic	1	3,235	2,200
Water Well, 50 Feet	1	1,895	1,289

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	576	12,954	8,809	
Door Opener	1	327	222	
Class: D Exterior: Pole (Unfinished)				
Base Cost	1200	17,388	11,824	
No Concrete Floor	1200	-5,076	-3,452	
Class: D Exterior: Pole (Unfinished)				
Base Cost	1200	17,388	11,824	
No Concrete Floor	1200	-5,076	-3,452	

Built-Ins

Appliance Allow.	1	1,243	845
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Totals: 198,465 134,956

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 118,761

2019 Est. T.C.V. 009-022-017-90 = 139,761

Est. TCV/Total Floor Area = 68.68

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
62,700	62,700	62,700	42,574	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,200	0	0	1,021	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
69,900	69,900	69,900	43,595	43,595	43,595	

009-022-018-00 2019 Est. T.C.V. POPOUR DAWN C
 Property Class: 401 3910 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			14.25 Acres		2000	100		28,500
Residentia ROW @ ZERO			0.50 Acres		0	100		0
Residentia ROW @ ZERO			0.25 Acres		0	100		0
15.00 Total Acres Total Est. Land Value =								28,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	14.58	240	50	1,749
Total Estimated Land Improvements True Cash Value =				1,749

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

(11) Heating System: Space Heater
 Ground Area = 672 SF Floor Area = 672 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	672		
Total:				58,221	40,754

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1		778	545
Water/Sewer					
1000 Gal Septic		1		3,235	2,264
Water Well, 100 Feet		1		4,178	2,925
Built-Ins					
Appliance Allow.		1		1,243	870
Totals:				67,655	47,358

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 41,675

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

Description	Rate	Size	Cost New
Base Cost	2.63	720	1,894
Default Walls	4.16	540	2,246

Phy/Ab.Phy/Func/Econ/Comb. % Good=50/100/100/100/50 Depr. Cost = 2,070
 Unit in Place Item(s) Rate Quantity/Area Depr. Depr. Cost
 /A9/HOR6626L 3,503.58 1 50 1,751
 /A22/UEEBRWM10L 53.98 1 50 26
 /A9/8L 160.91 1 50 80
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 3,536

Total Estimated True Cash Value of Agricultural Buildings = 3,536

2019 Est. T.C.V. 009-022-018-00 = 75,460

Est. TCV/Total Floor Area = 112.29, Most recent sale 04/01/2010 for 0

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
34,000	34,000	34,000	26,190	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,700	0	0	628	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
37,700	37,700	37,700	26,818	26,818	0

009-022-019-00 2019 Est. T.C.V. DICKISON BARBARA G
 Property Class: 401 8230 W LOTAN 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			10.09 Acres		2000	100		20,188
			10.09 Total Acres				Total Est. Land Value =	20,188

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

(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	Crawl Space	576		
1 Story	Siding	Crawl Space	240		
			Total:	72,179	46,917

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	778	506
Water/Sewer					
1000 Gal Septic			1	3,235	2,103
Water Well, 50 Feet			1	1,895	1,232
Deck					
Treated Wood			200	3,000	1,950
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			576	9,711	6,312
Class: D Exterior: Pole (Unfinished)					
Base Cost			896	13,763	8,946
Class: D Exterior: Pole (Unfinished)					
Base Cost			480	8,530	5,544
Door Opener			1	327	213
Built-Ins					
Appliance Allow.			1	1,243	808
			Totals:	114,661	74,531

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 65,587

2019 Est. T.C.V. 009-022-019-00 = 85,775

Est. TCV/Total Floor Area = 105.12

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,400	39,400	39,400	34,579	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,500	0	0	829	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,900	42,900	42,900	35,408	35,408	35,408	

009-022-020-00 2019 Est. T.C.V. DERUITER DONALD R & KAREN J TRUST
 Property Class: 401 3780 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			15.00 Acres		2000	100		30,000
			15.00 Total Acres				Total Est. Land Value =	30,000

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1440 SF Floor Area = 1440 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	1,440		
			Total:	150,133	97,571

Other Additions/Adjustments

Plumbing

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

Water/Sewer

1000 Gal Septic	1	3,691	2,399
Water Well, 50 Feet	1	2,038	1,325

Deck

Treated Wood	240	3,545	2,304
Treated Wood	264	3,773	2,452

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	864	13,349	8,677
Basement Garage: 2 Car	1	2,756	1,791

Built-Ins

Appliance Allow.	1	2,099	1,364
Recreation Room	720	10,562	6,865

Totals: 195,425 127,009

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 111,768

2019 Est. T.C.V. 009-022-020-00 = 141,768

Est. TCV/Total Floor Area = 98.45

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
66,800	66,800	66,800	57,595	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,100	0	0	1,382	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
70,900	70,900	70,900	58,977	58,977	58,977	

009-022-022-00 2019 Est. T.C.V. LAURENT TOM & TAMI
 Property Class: 401 8320 W LOTAN 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	19.74	Acres	2000	100		39,480
19.74 Total Acres Total Est. Land Value =								39,480

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.79	624	0	0
Wood Frame	22.10	384	95	8,062
Wood Frame	27.19	120	95	3,100
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 =				13,062

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1413 SF Floor Area = 1413 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,413		
			Total:	176,213	167,402

Other Additions/Adjustments

Exterior					
Stone Veneer			32	1,132	1,075
Plumbing					
Average Fixture(s)			1	1,649	1,567
3 Fixture Bath			1	5,184	4,925
Water/Sewer					
1000 Gal Septic			1	4,277	4,063
Water Well, 100 Feet			1	4,739	4,502
Porches					
WCP (1 Story)			408	13,468	6,061 *45% Good
WCP (1 Story)			52	3,050	1,372 *45% Good

Garages

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

Base Cost	832	31,433	29,861
Common Wall: 1 Wall	1	-2,365	-2,247
Door Opener	1	518	492
No Concrete Floor	624	-3,813	-3,622

Built-Ins

Appliance Allow.	1	3,016	2,865
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Totals: 238,501 218,316

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCv: 192,118

Cost Est. for Res. Bldg: 2 Single Family BOCA/STATE Cls D Blt 2001

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1280 SF Floor Area = 1280 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,280		
			Total:	94,439	98,833

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	778	677

Water/Sewer			
1000 Gal Septic	1	3,235	2,814
Water Well, 50 Feet	1	1,895	1,649
Garages			
Class: D Exterior: Pole (Unfinished)			
Base Cost	576	9,711	8,449
Built-Ins			
Appliance Allow.	1	1,243	1,081
Deck			
w/Roof (Roof portion)	192	2,039	1,774
		Totals:	113,340
			98,606
Notes: 8350 W LOTAN RD			
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 =>		TCV:	59,164

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2005

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: 232

Base Rate for Upper Floors = 19.93
 Mezzanine 1 Storage Base Rate = 18.74

Adjusted Square Foot Cost for Upper Floors = 19.93

Total Floor Area: 3,136 Base Cost New of Upper Floors = 62,500
 Mezzanine 1 Area: 192 Base Cost New of Mezzanine = 3,598
 Reproduction/Replacement Cost = 66,098
 Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0
 Total Depreciated Cost = 47,591

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

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost	# or Height	Cost
	Col.	Rate	SqFt Adj. Adj. Cost
Total Cost New = 0			
Reproduction/Replacement Cost = 0			
Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0			
Total Depreciated Cost = 0			

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 42,832
 Replacement Cost/Floor Area= 21.08 Est. TCV/Floor Area= 13.66

Total Estimated True Cash Value of Commercial/Industrial Buildings = 42,832

2019 Est. T.C.V. 009-022-022-00	=	346,656
Est. TCV/Total Floor Area = 59.47, Most recent sale 10/01/1999 for 35,590		
2018 Assessed	MBOR	S.E.V.
157,200	157,200	157,200
		Base for Cap
		110,860
		C.P.I.
		2.40
2019 New Eq. Adjustment	Loss	Additions
0	16,100	0
		Tax Adjustment
		2,660
		Losses
		0
2019 Assessed	MBOR	S.E.V.
173,300	173,300	173,300
		Capped
		113,520
		->Taxable<-
		113,520
		PRE/MBT
		68,112

009-022-022-50	2019 Est. T.C.V.	SCHRYER AMANDA
Property Class: 401		8500 W X 100 LOTAN 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	19.84	Acres	2000	100		39,680
19.84 Total Acres								Total Est. Land Value = 39,680

Cost Est. for Res. Bldg: 1	Single Family	1.75S		Cls C	Blt 2003
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(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1456 SF Floor Area = 2596 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,456		
1 Story	Siding	Overhang	48		
			Total:	227,382	204,644

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
WPP	784	9,432	8,489

Garages

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

Base Cost	784	23,308	20,977
Common Wall: 1 Wall	1	-2,038	-1,834
Door Opener	2	830	747

Class: D Exterior: Pole (Unfinished)

Base Cost	1200	17,388	15,649
No Concrete Floor	1200	-5,076	-4,568

Built-Ins

Appliance Allow.	1	2,099	1,889
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Totals:	296,389	266,750
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Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 234,740

2019 Est. T.C.V. 009-022-022-50 = 274,420

Est. TCV/Total Floor Area = 105.71, Most recent sale 05/01/2001 for 44,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
128,800	128,800	128,800	102,925	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,400	0	2,470	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
137,200	137,200	137,200	105,395	105,395	105,395	

009-023-001-00 2019 Est. T.C.V. DUTCHMAN PROPERTIES LLC
 Property Class: 101 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 SURPLUS	1600/		60.00	Acres	1600	100		96,000
		60.00	Total Acres		Total Est. Land Value =			96,000

Ag. Bld 1 0, 4 Wall Utility Building Class:D,Pole Quality:Low Cost
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	3.28	920	3,018
Default Walls	4.22	920	3,882

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Depr. Cost = 2,415
 ECF (101 AGRICULTURE) 0.950 => TCV of Bldg: 1 = 2,294

Total Estimated True Cash Value of Agricultural Buildings = 2,294

2019 Est. T.C.V. 009-023-001-00 = 98,294

Est. TCV/Total Floor Area = 37.86

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,200	52,200	52,200	32,165	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,100	0	0	771	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,100	49,100	49,100	32,936	32,936	32,936	

Ag. Bld 3 1951, 4 Wall Barn, General Purpose Class:D,Frame Quality:Low Cost
Height: 30 ft

Description	Rate	Size	Cost New
Base Cost	16.36	1440	23,558
Default Walls	10.19	1440	14,674

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/50/100/17.5 Depr. Cost = 6,691
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 3 = 6,022

Ag. Bld 4 1971, 4 Wall Utility Building Class:D,Pole Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	2.83	2560	7,245
Default Walls	3.64	2560	9,318

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40 Depr. Cost = 6,625
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 4 = 5,963

Ag. Bld 5 1971, Lean-To Utility Shed, Lean-To Class:D,Pole Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	1.81	1504	2,722
Default Walls	3.50	1128	3,948

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Depr. Cost = 3,002
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 5 = 2,701

Ag. Bld 6 1973, 4 Wall Equipment Shed Class:D,Pole Quality:Low Cost
Height: 12 ft

Description	Rate	Size	Cost New
Base Cost	2.92	3864	11,283

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Depr. Cost = 5,077
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 6 = 4,570

Total Estimated True Cash Value of Agricultural Buildings = 21,586

2019 Est. T.C.V. 009-023-002-00 = 252,921

Est. TCV/Total Floor Area = 185.29, Most recent sale 07/06/2017 for 252,450

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
126,300	126,300	126,300	126,300	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	200	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
126,500	126,500	126,500	129,331	126,500	126,500	

009-023-004-00 2019 Est. T.C.V. MILLER JOHN R TRUST
 Property Class: 401 3390 S GREEN 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	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
Wood Frame	14.51	252	50	1,828
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 =				4,203

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls D Blt 1973

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1862 SF Floor Area = 3258 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	1,202		
1.75 Story	Siding	Crawl Space	660		
Total:				213,020	127,812

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					
CGEP (1 Story)	184	7,044	282	*4% Good	
WCP (1 Story)	312	6,174	3,704		
CCP (1 Story)	18	603	362		
Built-Ins					
Appliance Allow.	1	1,243	746		
Fireplaces					
Interior 1 Story	1	3,134	1,880		
Totals:				237,126	138,331

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 121,731

2019 Est. T.C.V. 009-023-004-00 = 165,934

Est. TCV/Total Floor Area = 50.93

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
70,300	70,300	70,300	57,213	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,700	0	0	1,373	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,000	83,000	83,000	58,586	58,586	58,586	

009-023-007-00	2019 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 102		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 66 - 120 Acres		58.00 Acres			3300	100		191,400
AG SW 2016 UNTILLABLE		24.89 Acres			1800	100		44,802
AG SW 2016 ROW		0.75 Acres			0	100		0
		83.64 Total Acres					Total Est. Land Value =	236,202

2019 Est. T.C.V. 009-023-007-00 = 236,202

Est. TCV/Total Floor Area = 145.80

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
125,600	125,600	125,600	40,208	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-7,500	0	964	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
118,100	118,100	118,100	41,172	41,172	41,172	

009-023-008-00	2019 Est. T.C.V.	ARLENE PROPERTIES LLC
Property Class: 102		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 UNTILLED	2200		37.47 Acres		2200	100		82,434
			37.47 Total Acres				Total Est. Land Value =	82,434

2019 Est. T.C.V. 009-023-008-00 = 82,434

Est. TCV/Total Floor Area = 104.08, Most recent sale 12/31/2015 for 0

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
41,200	41,200	41,200	19,171	2.40			
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	460	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
41,200	41,200	41,200	19,631	19,631	19,631		

009-023-008-90	2019 Est. T.C.V.	ANDERSON BILLIE JO
Property Class: 401		3181 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	220.00	500.00	1.0000	1.0000	40	100		8,800
220 Actual Front Feet, 2.52 Total Acres								Total Est. Land Value = 8,800

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 792 SF Floor Area = 792 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	792		
			Total:	63,425	65,211

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	778	654	
Water/Sewer					
1000 Gal Septic		1	3,235	2,717	
Water Well, 100 Feet		1	4,178	3,510	
Deck					
Treated Wood		240	3,386	2,980	*88% Good
Built-Ins					
Appliance Allow.		1	1,243	1,044	
			Totals:	76,245	64,181

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.400 => TCV: 25,673

2019 Est. T.C.V. 009-023-008-90	=	34,473			
Est. TCV/Total Floor Area = 43.53, Most recent sale 06/21/2004 for 49,350					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
16,900	16,900	16,900	16,900	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
17,200	17,200	17,200	17,305	17,200	17,200

009-023-008-95 2019 Est. T.C.V. BOERMA DOUGLAS & KELLY
 Property Class: 401 3233 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	200.00	220.00	1.0000	1.0000	40	100		8,000
200 Actual Front Feet, 1.01 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	4.60	125	0	0
D/W/P: Crushed Rock	1.61	125	0	0
Wood Frame	16.84	120	50	1,010

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 =				1,960

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D Blt 1994

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1280 SF Floor Area = 1280 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,280		
Total:				94,439	85,199

Other Additions/Adjustments

Plumbing
 Average Fixture(s) 1 778 583

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

Deck
 Treated Wood w/Roof (Deck Portion) 256 3,530 2,647
 Treated Wood w/Roof (Roof portion) 256 2,542 1,906
 Treated Wood 100 1,843 1,382

Garages
 Class: D Exterior: Pole (Unfinished)
 Base Cost 1200 17,388 13,041
 Totals: 127,933 95,946

Notes: 1994 REDMAN S/N 11247174

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.400 => TCV: 38,378

2019 Est. T.C.V. 009-023-008-95 = 48,338

Est. TCV/Total Floor Area = 37.76, Most recent sale 08/30/2018 for 60,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,100	24,100	24,100	24,100	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	
24,200	24,200	24,200	24,678	24,200	0	

009-023-009-00 2019 Est. T.C.V. MILLER STEVEN ETAL
 Property Class: 401 3345 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$2800			4.61 Acres		2800	100		12,908
			4.61 Total Acres				Total Est. Land Value =	12,908

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1974

(11) Heating System: Wall Furnace
 Ground Area = 520 SF Floor Area = 520 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	520		
			Total:	23,549	8,242

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic			1	3,235	1,132
Water Well, 50 Feet			1	1,895	663

Unit-in-Place Cost Items					
MOBILE HOME			2500	2,675	2,006 *75% Good

Totals: 31,354 12,043

Notes: 10 X 52 MH

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 6,022

2019 Est. T.C.V. 009-023-009-00 = 18,930

Est. TCV/Total Floor Area = 36.40

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,800	9,800	9,800	7,593	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	182	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,500	9,500	9,500	7,775	7,775	7,775	

009-023-009-25	2019 Est. T.C.V.	WHEELER DANIEL L
Property Class: 401		3391 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	18.18	Acres	2000	100		36,360
18.18 Total Acres Total Est. Land Value =								36,360

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	320	50	800
Total Estimated Land Improvements True Cash Value =				800

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1977

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1008 SF Floor Area = 1008 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,008		
			Total:	96,954	68,831

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,120	795		

Water/Sewer					
1000 Gal Septic	1	3,691	2,621		
Water Well, 50 Feet	1	2,038	1,447		

Porches					
WPP	36	1,331	945		

Deck					
Treated Wood	78	1,691	1,201		

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	576	18,824	13,365		
Common Wall: 1 Wall	1	-2,038	-1,447		
Class: C Exterior: Pole (Unfinished)					
Base Cost	1216	22,265	15,808		
Class: C Exterior: Pole (Unfinished)					
Base Cost	1280	23,437	21,093	*90% Good	

Built-Ins

Appliance Allow.	1	2,099	1,490		
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Totals:	171,412	126,149			
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Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 111,011

2019 Est. T.C.V. 009-023-009-25 = 148,171

Est. TCV/Total Floor Area = 147.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
67,600	67,600	67,600	53,451	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,500	0	0	1,282	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
74,100	74,100	74,100	54,733	54,733	54,733	

009-023-009-40 2019 Est. T.C.V. DYKGRAAF GARY M II & DIANE M
 Property Class: 401 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$2800			3.02 Acres		2800	100		8,456
			3.02 Total Acres				Total Est. Land Value =	8,456

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

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

Building Areas

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

Garages

Class: CD Exterior: Pole (Unfinished)					
Base Cost			1680	27,535	25,057 *91% Good
Totals:				27,535	25,057

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 22,050

2019 Est. T.C.V. 009-023-009-40	=	30,506
Est. TCV/Total Floor Area = 0.00, Most recent sale 05/01/2001 for 52,000		
2018 Assessed	MBOR	S.E.V.
14,300	14,300	14,300
		9,608
		2.40
2019 New Eq. Adjustment	Loss	Additions
0	1,000	0
		230
2019 Assessed	MBOR	S.E.V.
15,300	15,300	15,300
		9,838
		9,838
		PRE/MBT
		0

009-023-009-60	2019 Est. T.C.V.	SIINO FAMILY TRUST
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$2800			6.37 Acres		2800	100		17,839
			6.37 Total Acres				Total Est. Land Value =	17,839

2019 Est. T.C.V. 009-023-009-60 = 17,839

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,900	8,900	8,900	5,283	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	126	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,900	8,900	8,900	5,409	5,409	0	

009-023-009-90 2019 Est. T.C.V. HILL GEOFFREY D
 Property Class: 401 3305 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99	@\$5500	1.04	Acres	5500	100		5,720
			1.04	Total Acres			Total Est. Land Value =	5,720

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls D Blt 2009

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1200 SF Floor Area = 1800 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	Slab	1,200		
			Total:	127,392	70,065

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
Deck					
	Treated Wood		80	1,642	903
Built-Ins					
	Appliance Allow.		1	1,243	684
			Totals:	136,185	74,901

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 65,913
 80% Completed => Est. True Cash Value 2019 = 52,730

2019 Est. T.C.V. 009-023-009-90					=	58,450
Est. TCV/Total Floor Area = 32.47						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,200	23,200	23,200	11,197	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,000		0	0	268	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,200	29,200	29,200	11,465	11,465	11,465	

009-023-009-95	2019 Est. T.C.V.	HILL GEOFFREY D
Property Class: 401		3309 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99	@\$5500	1.04	Acres	5500	100		5,720
			1.04	Total Acres			Total Est. Land Value =	5,720

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	4.92	100	50	246
			Total Estimated Land Improvements True Cash Value =	246

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

(11) Heating System: Forced Air w/o Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

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

Garages

Class: D Exterior: Pole (Unfinished)					
	Base Cost		1200	17,388	15,649

	Totals:			17,388	15,649
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Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 13,771

2019 Est. T.C.V. 009-023-009-95	=	19,737
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/13/2004 for 2,500		
2018 Assessed	MBOR	S.E.V.
10,500	10,500	10,500
		7,541
		2.40
2019 New Eq. Adjustment	Loss	Additions
0	-600	0
		180
2019 Assessed	MBOR	S.E.V.
9,900	9,900	9,900
		7,721
		7,721
		7,721

009-023-010-00 2019 Est. T.C.V. SIINO FAMILY TRUST
 Property Class: 401 3351 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99	@\$5500	1.14	Acres	5500	100		6,270
1.14 Total Acres Total Est. Land Value =								6,270

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.57	146	94	764
Wood Frame	21.80	80	50	872
Total Estimated Land Improvements True Cash Value =				1,636

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

(11) Heating System: Electric Baseboard
 Ground Area = 702 SF Floor Area = 702 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	702		
Total:				65,432	46,457

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	662
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Water/Sewer

1000 Gal Septic	1	3,453	2,452
Water Well, 50 Feet	1	1,962	1,393

Porches

CGEP (1 Story)	306	11,270	10,143	*90% Good
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Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	352	12,193	8,657	
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	493	16,959	12,041	

Built-Ins

Appliance Allow.	1	1,467	1,042
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Breezeways

Frame Wall	264	12,012	8,529
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Totals: 125,681 91,376

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 80,410

2019 Est. T.C.V. 009-023-010-00 = 88,316

Est. TCV/Total Floor Area = 125.81

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,600	42,600	42,600	34,555	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,600	0	0	829	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,200	44,200	44,200	35,384	35,384	0	

009-023-011-00 2019 Est. T.C.V. SCHUT RANDALL R
 Property Class: 401 3273 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	220.00	285.00	1.0000	1.0000	40	100		8,800
220 Actual Front Feet, 1.44 Total Acres Total Est. Land Value =								8,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.02	432	0	0
D/W/P: 4in Ren. Conc.	5.02	360	0	0
Wood Frame	16.84	120	50	1,010

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 =				1,960

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1988

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1568 SF Floor Area = 1568 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	1,568		
Total:				111,760	106,806

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	622
2 Fixture Bath	1	1,633	1,306

Water/Sewer

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

Porches

WCP (1 Story)	120	3,404	2,723
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Garages

Class: D Exterior: Pole (Unfinished)			
Base Cost	720	11,578	9,262

Built-Ins

Appliance Allow.	1	1,243	994
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Fireplaces

Prefab 1 Story	1	1,396	1,117
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Totals: 139,205 111,362

Notes: 2012-03519 AFFMAN

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV: 66,817

2019 Est. T.C.V. 009-023-011-00 = 77,577

Est. TCV/Total Floor Area = 49.48, Most recent sale 09/27/2012 for 68,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,700	33,700	33,700	27,398	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,100	0	0	657	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,800	38,800	38,800	28,055	28,055	28,055	

009-023-012-00 2019 Est. T.C.V. ROOT DEAN M & SHERYL J
 Property Class: 401 3333 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	210.00	220.00	1.0000	1.0000	40	100		8,400
210 Actual Front Feet, 1.06 Total Acres Total Est. Land Value =								8,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.04	1170	0	0
D/W/P: 4in Ren. Conc.	5.02	576	0	0
Wood Frame	16.34	140	87	1,991

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 =				2,941

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D Blt 1984

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 938 SF Floor Area = 938 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	938		
Total:				72,963	65,675

Other Additions/Adjustments

Plumbing
 Average Fixture(s) 1 778 576

Water/Sewer
 1000 Gal Septic 1 3,235 2,394
 Water Well, 50 Feet 1 1,895 1,402

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 896 20,635 15,270
 Door Opener 2 653 483

Built-Ins

Appliance Allow. 1 1,243 920

Totals: 101,402 75,038

Notes: 1984 MARLETTE MH - HUD

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.400 => TCV: 30,015

2019 Est. T.C.V. 009-023-012-00 = 41,356

Est. TCV/Total Floor Area = 44.09, Most recent sale 09/08/2015 for 20,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,500	20,500	20,500	20,500	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	200	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,700	20,700	20,700	20,992	20,700	0	

	0	25,600	0	0	2,823	0
2019 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	173,400	173,400	173,400	120,467	120,467	120,467

009-023-014-05	2019 Est. T.C.V.	MCCLURE DOUGLAS M & HEATHER S
Property Class: 102		W LOTAN 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			34.70 Acres		3300	100		114,510
			34.70 Total Acres				Total Est. Land Value =	114,510

 2019 Est. T.C.V. 009-023-014-05 = 114,510

Est. TCV/Total Floor Area = 50.49

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
62,500	62,500	62,500	18,827	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,200	0	0	451	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,300	57,300	57,300	19,278	19,278	19,278	

009-023-014-50	2019 Est. T.C.V.	VANDERMEULEN SCOTT
Property Class: 102		6594 W LOTAN 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 18 - 29 Acres			20.00 Acres		3300	100		66,000
AG SW 2016 SURPLUS 1600/			19.70 Acres		1600	100		31,520
			39.70 Total Acres				Total Est. Land Value =	97,520

2019 Est. T.C.V. 009-023-014-50 = 97,520

Est. TCV/Total Floor Area = 43.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,700	52,700	52,700	21,456	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,900	0	0	514	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,800	48,800	48,800	21,970	21,970	21,970	

009-023-015-00	2019 Est. T.C.V.	KRAFVE LOIS A TRUST
Property Class: 102		W LOTAN 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		40.00 Acres			3300	100		132,000
AG SW 2016 SURPLUS 1600/		40.00 Acres			1600	100		64,000
		80.00 Total Acres					Total Est. Land Value =	196,000

2019 Est. T.C.V. 009-023-015-00 = 196,000

Est. TCV/Total Floor Area = 86.42

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
106,000	106,000	106,000	27,658	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,000	0	0	663	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,000	98,000	98,000	28,321	28,321	28,321	

009-023-017-00	2019 Est. T.C.V.	TACOMA DAIRY INC
Property Class: 102		W LOTAN 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		80.00 Acres			3300	100		264,000
		80.00 Total Acres					Total Est. Land Value =	264,000

 2019 Est. T.C.V. 009-023-017-00 = 264,000

Est. TCV/Total Floor Area = 170.65, Most recent sale 02/12/2010 for 240,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
144,000	144,000	144,000	81,992	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-12,000	0	0	1,967	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
132,000	132,000	132,000	83,959	83,959	83,959		