

009-050-001-00	2019 Est. T.C.V.	BELL RICHARD M & STADLER LORI
Property Class: 401		2790 S SEELEY RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

Land Value Estimates for Land Table Res 8.RURAL SUBS  
 \* Factors \* IRREGULAR SHAPE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
126 Actual Front Feet, 1.71 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.80	80	94	1,639
Total Estimated Land Improvements True Cash Value =				1,639

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1512 SF Floor Area = 1512 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,512		
			Total:	127,849	102,279

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	746
3 Fixture Bath	1	2,929	2,343

Water/Sewer

1000 Gal Septic	1	3,453	2,762
Water Well, 100 Feet	1	4,280	3,424

Deck

Treated Wood	96	1,855	1,484
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Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost 576 16,877 13,502

Built-Ins

Appliance Allow.	1	1,467	1,174
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Totals: 159,643 127,714

Notes: HUD - 2015-03663 AFFMAN 1998 FORTUNE 268C1220071D SN 0765N

ECF (4091 SEELEY & ROOSTED RD AREA) 0.400 => TCV: 51,086

2019 Est. T.C.V. 009-050-001-00 = 57,725

Est. TCV/Total Floor Area = 38.18, Most recent sale 09/18/2015 for 40,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,200	36,200	36,200	28,690	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-7,300	0	0	210	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,900	28,900	28,900	29,378	28,900	28,900	

009-050-002-00 2019 Est. T.C.V. ROSINSKI CHAD ALLEN & KAYLEIGH RENE  
 Property Class: 401 2797 S SEELEY RD  
 Map #: LAKE TOWNSHIP CADILLAC, MI 49601

Land Value Estimates for Land Table Res 8.RURAL SUBS  
 \* Factors \* IRREGULAR  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 <Site Value A> RURAL LOTS 5000 100 5,000  
 120 Actual Front Feet, 1.30 Total Acres Total Est. Land Value = 5,000

Land Improvement Cost Estimates  
 Description Rate Size % Good Cash Value  
 Fencing: Wd, Split, 2 Rail 12.51 96 94 1,129  
 Total Estimated Land Improvements True Cash Value = 1,129

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1904 SF Floor Area = 1904 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,456		
1 Story	Siding	Crawl Space	448		
			Total:	178,440	142,751

Other Additions/Adjustments

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

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

Deck  
 Treated Wood 200 3,136 2,509  
 Treated Wood 96 1,901 1,521

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost 576 18,824 15,059  
 Door Opener 1 415 332

Built-Ins

Appliance Allow. 1 2,099 1,679

Totals: 217,558 174,046

Notes: Slyline #17380315MAB

ECF (4091 SEELEY & ROOSTED RD AREA) 0.600 => TCv: 104,428

2019 Est. T.C.V. 009-050-002-00 = 110,557  
 Est. TCv/Total Floor Area = 58.07, Most recent sale 05/25/2018 for 116,600

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
57,600	57,600	57,600	46,353	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,300	0	0	8,947	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,300	55,300	55,300	47,465	55,300	55,300	

009-050-003-00 2019 Est. T.C.V. CHIPMAN TIMOTHY & LAURA A  
 Property Class: 401 2823 S SEELEY RD  
 Map #: LAKE TOWNSHIP CADILLAC, MI 49601

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE		\$10000			10000	100		10,000
210 Actual Front Feet, 2.95 Total Acres Total Est. Land Value =								10,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	180	94	1,051
Wood Frame	21.25	120	94	2,397
Total Estimated Land Improvements True Cash Value =				3,448

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

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

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,344		
Total:				131,649	111,902

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,120	952
3 Fixture Bath	1	3,525	2,996
2 Fixture Bath	1	2,359	2,005

## Water/Sewer

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

## Porches

WCP (1 Story)	96	3,540	3,009
WGEP (1 Story)	180	10,730	9,120

## Garages

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

Base Cost	528	17,757	15,093
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: 179,254 152,365

## Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.880 => TCv: 134,081

2019 Est. T.C.V. 009-050-003-00 = 147,529

Est. TCv/Total Floor Area = 109.77, Most recent sale 09/01/1998 for 82,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
61,200	61,200	61,200	54,215	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,600	0	0	1,301	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
73,800	73,800	73,800	55,516	55,516	55,516

009-050-004-00                      2019 Est. T.C.V.                      SMITH WARD H & PATRICIA J  
 Property Class: 401                      11850 W ROSTED RD  
 Map #:                      LAKE TOWNSHIP                      CADILLAC, MI 49601

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*                      IRREGULAR WITH WETLAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
135 Actual Front Feet, 3.10 Total Acres                      Total Est. Land Value =								5,000

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls C -5 Blt 2001

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1792 SF    Floor Area = 1792 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,792		
			Total:	190,216	161,688

## Other Additions/Adjustments

## Plumbing

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

## Water/Sewer

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

## Porches

CCP (1 Story)	336	6,250	5,312
WPP	96	2,159	1,835

## Garages

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

Base Cost	576	22,654	19,256
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:                      234,498                      199,327

## Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.880 => TCV:                      175,408

2019 Est. T.C.V. 009-050-004-00                      =                      180,408

Est. TCV/Total Floor Area = 100.67, Most recent sale 12/28/2015 for 129,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,500	75,500	75,500	64,629	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,700	0	0	1,551	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,200	90,200	90,200	66,180	66,180	66,180	

009-050-005-00	2019 Est. T.C.V.	FREDELL DANIELE
Property Class: 401		11820 W ROSTED RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 30/FF	135.00	380.75	1.0000	1.0000	30	100		4,050
135 Actual Front Feet, 1.18 Total Acres								Total Est. Land Value = 4,050

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2003

(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	Crawl Space	1,352		
			Total:	116,130	98,711

## Other Additions/Adjustments

## Plumbing

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

## Water/Sewer

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

## Deck

Treated Wood	192	2,986	2,538
Treated Wood	25	879	747
Treated Wood	20	679	577

## Built-Ins

Appliance Allow.	1	1,467	1,247
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Totals: 133,736 113,676

Notes: 2003 REDMANMHD

ECF (4091 SEELEY & ROOSTED RD AREA) 0.600 => TCV: 68,206

2019 Est. T.C.V. 009-050-005-00 = 73,196

Est. TCV/Total Floor Area = 54.14, Most recent sale 02/01/2003 for 7,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,100	36,100	36,100	28,581	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	685	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,600	36,600	36,600	29,266	29,266	29,266	

009-050-006-00                            2019 Est. T.C.V.                            HOLLIDAY RAYMOND J & SHERRY L  
 Property Class: 401                            11784 ROSTED RD  
 Map #:    LAKE TOWNSHIP                            CADILLAC, MI 49601

## Land Value Estimates for Land Table Res 8.RURAL SUBS

## \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE	\$10000				10000	100		10,000
<Site Value F> SITE	\$10000				10000	100		10,000
475 Actual Front Feet, 5.50 Total Acres            Total Est. Land Value =								20,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	4.92	384	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1560 SF    Floor Area = 1560 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,560		
			Total:	131,323	115,566

## Other Additions/Adjustments

## Plumbing

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

## Water/Sewer

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

## Garages

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

Base Cost	576	16,877	14,852
Common Wall: 1 Wall	1	-1,906	-1,677
Class: CD Exterior: Pole (Unfinished)			
Base Cost	576	11,267	9,915

## Built-Ins

Appliance Allow.	1	1,467	1,291
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## Fireplaces

Prefab 1 Story	1	1,661	1,462
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Totals:            172,284            151,613

## Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.600 => TCv:            90,968

2019 Est. T.C.V. 009-050-006-00                            =            113,468

Est. TCv/Total Floor Area = 72.74, Most recent sale 10/15/2003 for 95,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
58,000	58,000	58,000	43,323	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,300	0	0	1,039	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
56,700	56,700	56,700	44,362	44,362	44,362		

009-050-008-00	2019 Est. T.C.V.	GRR PROPERTY MANAGMENT LLC
Property Class: 402		11650 W ROSTED RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> RURAL SITES 15K					15000	100		15,000
190 Actual Front Feet, 5.38 Total Acres							Total Est. Land Value =	15,000

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2019 Est. T.C.V. 009-050-008-00	=	15,000			
Est. TCV/Total Floor Area = 9.62, Most recent sale 08/25/2016 for 128,900					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,500	7,500	7,500	7,500	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
7,500	7,500	7,500	7,680	7,500	0

009-100-000-00	2019 Est. T.C.V.	BIRCHAVEN BEACH COMMON AREA PRIVATE
Property Class: 705		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			0.00 Total Acres		Total Est.	Land Value =	0

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2019 Est. T.C.V. 009-100-000-00 = 0

Est. TCV/Total Floor Area = 0.00

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



009-100-001-00                      2019 Est. T.C.V.                      MCGRAW KENNETH E TRUSTEE  
 Property Class: 401                      1634 S BIRCHAVEN BEACH DR  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*                      TRIANGLE: EFF

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	67.00	130.54	0.9294	1.0000	2200	100		137,000
67 Actual Front Feet, 0.20 Total Acres                      Total Est. Land Value =								137,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1.75S                      Cls C                      Blt 2000

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1722 SF                      Floor Area = 2678 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,274		
1 Story	Siding	Basement	448		
			Total:	254,353	216,200

## Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	2	3,885	3,302	
Plumbing				
Average Fixture(s)	1	1,120	952	
3 Fixture Bath	1	3,525	2,996	
Porches				
WPP	336	4,294	3,650	
Deck				
Treated Wood	336	4,418	3,755	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	440	15,704	13,348	
Common Wall: 1 Wall	1	-2,038	-1,732	
Door Opener	1	415	353	
Water/Sewer				
Public Sewer	1	1,134	964	
Water Well, 100 Feet	1	4,407	3,746	
Built-Ins				
Appliance Allow.	1	2,099	1,784	
Local Cost Items				
SANITARY SEWER	1	0	0	*91% Good
		Totals:	293,316	249,318

## Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 324,113

2019 Est. T.C.V. 009-100-001-00				=	463,013
Est. TCV/Total Floor Area = 172.90					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
214,700	214,700	214,700	161,161	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,800	0	3,867	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
231,500	231,500	231,500	165,028	165,028	165,028

009-100-001-98	2019 Est. T.C.V.	MEIJER MARK D & SHEHAN MARY E
Property Class: 402		W RIDGEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 1300/FF	17.75	64.00	1.0000	1.0000	1300	100		23,075
18 Actual Front Feet, 0.03 Total Acres							Total Est. Land Value =	23,075

2019 Est. T.C.V. 009-100-001-98 = 23,075

Est. TCV/Total Floor Area = 8.62, Most recent sale 07/08/2004 for 12,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
11,500	11,500	11,500	5,813	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	139	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
11,500	11,500	11,500	5,952	5,952	0			

009-100-002-00                      2019 Est. T.C.V.                      CLOVER JAMES P & LORI A (H&W)  
 Property Class: 401                      1614 S BIRCHAVEN BEACH DR  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	100.00	169.00	0.8123	1.0000	1500	100		121,838
100 Actual Front Feet, 0.39 Total Acres						Total Est. Land Value =		121,838

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	11.09	300	0	0
D/W/P: 3.5 Concrete	4.39	108	94	446
Wood Frame	14.40	270	94	3,655
Total Estimated Land Improvements True Cash Value =				4,101

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 944 SF      Floor Area = 944 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	944		
Total:				76,463	45,878

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1		778	467
Porches					
CCP (1 Story)		189		3,168	1,901
Deck					
Treated Wood		295		3,873	2,324
Treated Wood		120		2,137	1,282
Water/Sewer					
Public Sewer		1		892	535
Water Well, 50 Feet		1		1,895	1,137
Built-Ins					
Appliance Allow.		1		1,243	746
Local Cost Items					
SANITARY SEWER		1		0	0      *93% Good
Totals:				90,449	54,270

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      70,551

2019 Est. T.C.V. 009-100-002-00						=	196,490
Est. TCV/Total Floor Area = 208.15, Most recent sale 10/15/2010 for 200,000							
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
92,300	92,300	92,300	87,359	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,900	0	0	2,096	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
98,200	98,200	98,200	89,455	89,455	0		

009-100-004-00                      2019 Est. T.C.V.                      FLEISCHMAN JOSEPH B & SUSAN K  
 Property Class: 401                      1604 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	168.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.19 Total Acres                      Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	32.57	200	94	6,123
D/W/P: 4in Ren. Conc.	6.21	170	94	993
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				9,466

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls C 5 Blt 2011

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1140 SF    Floor Area = 1140 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	Basement	1,140		
Total:				142,254	135,135

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,845
Plumbing			
Average Fixture(s)	1	1,120	1,064
Porches			
WCP (1 Story)	171	5,484	5,210
WPP	122	2,532	2,405
Deck			
Treated Wood	120	2,236	2,124
Garages			
Class: D Exterior: Block Foundation: 42 Inch (Unfinished)			
Base Cost	315	11,321	10,755
Water/Sewer			
Public Sewer	1	1,134	1,077
Water Well, 100 Feet	1	4,407	4,187
Built-Ins			
Appliance Allow.	1	2,099	1,994
Totals:		174,529	165,796

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 215,535

2019 Est. T.C.V. 009-100-004-00				=	335,001
Est. TCV/Total Floor Area = 293.86, Most recent sale 07/01/2002 for 112,500					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
164,400	164,400	164,400	124,241	2.40	
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment
0	3,100	0	0	2,981	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
167,500	167,500	167,500	127,222	127,222	0

009-100-005-00                      2019 Est. T.C.V.                      GRIER R DIXON & PATRICA A  
 Property Class: 401                      1594 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	164.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.19 Total Acres                      Total Est. Land Value =								110,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	36.09	320	0	0
D/W/P: 3.5 Concrete	5.76	280	0	0
D/W/P: Crushed Rock	1.88	960	0	0
Wood Frame	27.68	108	94	2,810
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 =				7,560

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls BC                      Blt 2014

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1551 SF                      Floor Area = 1551 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	Basement	1,551		
			Total:	213,967	207,548

## Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	2	5,454	5,290
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## Plumbing

Average Fixture(s)	1	1,649	1,600
3 Fixture Bath	1	5,184	5,028
2 Fixture Bath	1	3,473	3,369

## Porches

WPP	328	5,392	5,230
CCP (1 Story)	226	5,761	5,588
WPP	120	3,122	3,028
WPP	786	12,214	11,848

## Water/Sewer

Public Sewer	1	1,452	1,408
Water Well, 100 Feet	1	4,739	4,597

## Built-Ins

Appliance Allow.	1	3,016	2,926
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## Fireplaces

Direct-Vented Gas	2	6,675	6,475
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Recreation Room	1000	20,740	20,118
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Totals:		292,838	284,053
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## Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 369,269

2019 Est. T.C.V. 009-100-005-00                      =                      486,829

Est. TCV/Total Floor Area = 313.88, Most recent sale 06/01/2002 for 150,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
232,100	232,100	232,100	190,282	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,300	0	0	4,566	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
243,400	243,400	243,400	194,848	194,848	194,848	

009-100-006-00 2019 Est. T.C.V. SLACHTER MICHAEL & KIMBERLY J  
 Property Class: 401 1574 S BIRCHAVEN BEACH DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	100.00	161.00	0.8123	1.0000	1500	100		121,838
100 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =								121,838

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	32.57	320	0	0
D/W/P: 3.5 Concrete	5.00	2484	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

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

(11) Heating System: Electric Baseboard  
 Ground Area = 986 SF Floor Area = 986 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	986		
			Total:	113,708	73,911

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade 1 1,942 1,262

Plumbing

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

Porches

WPP 435 5,546 3,605

Deck

Treated Wood 435 5,229 3,399  
 Treated Wood 67 1,572 1,022

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost 420 13,570 8,820  
 Class: C Exterior: Block Foundation: 42 Inch (Unfinished)  
 Base Cost 435 16,391 10,654

Water/Sewer

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

Built-Ins

Appliance Allow. 1 2,099 1,364

Fireplaces

Exterior 1 Story 1 4,942 3,212

Local Cost Items

SANITARY SEWER 1 0 0 \*90% Good

Lump Sum Items

160 SQ FT SHED 250 162

Recreation Room 986 14,465 9,402

Totals: 189,900 123,434

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 160,464

2019 Est. T.C.V. 009-100-006-00 = 284,677

Est. TCV/Total Floor Area = 288.72, Most recent sale 03/01/2001 for 310,000

2018 Assessed MBOR S.E.V. Base for Cap C.P.I.  
 141,000 141,000 141,000 138,549 2.40

2019 New Eq. Adjustment Loss Additions Tax Adjustment Losses

Parcel Number: 009-100-006-00 Page: 2

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	0	1,300	0	0	3,325	0
2019 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	142,300	142,300	142,300	141,874	141,874	0

009-100-008-00                      2019 Est. T.C.V.                      MOORE SHERMAN W & JUDITH  
 Property Class: 401                      1564 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	158.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.18 Total Acres                      Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.72	576	0	0
D/W/P: Patio Blocks	11.84	119	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family 1.5S                      Cls C 5 Blt 1969

(11) Heating System: Electric Baseboard  
 Ground Area = 972 SF    Floor Area = 1458 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	972		
			Total:	147,555	95,900

Other Additions/Adjustments

Exterior					
Stone Veneer		100		2,881	1,873
Basement, Outside Entrance, Below Grade		1		1,942	1,262
Plumbing					
Average Fixture(s)		1		1,120	728
3 Fixture Bath		1		3,525	2,291
Porches					
WPP		340		4,345	2,824
CCP (1 Story)		48		1,104	718
Deck					
Treated Wood		432		5,206	3,384
Balcony					
Wood Balcony		32		989	643
Garages					
Class: C Exterior: Block Foundation: 18 Inch (Unfinished)					
Base Cost		252		10,072	6,547
Water/Sewer					
Public Sewer		1		1,134	737
Water Well, 100 Feet		1		4,407	2,865
Built-Ins					
Appliance Allow.		1		2,099	1,364
Fireplaces					
Direct-Vented Gas		1		2,293	1,490
Local Cost Items					
SANITARY SEWER		1		0	0    *90% Good
Recreation Room		486		7,130	4,634
Totals:				195,802	127,260

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 165,438

2019 Est. T.C.V. 009-100-008-00                      =                      276,378  
 Est. TCV/Total Floor Area = 189.56  
 2018 Assessed                      MBOR                      S.E.V.                      Base for Cap                      C.P.I.  
    141,100                      141,100                      141,100                      90,438                      2.40  
 Parcel Number: 009-100-008-00                      Page: 2



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2019	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-2,900	0	0	2,170	0
2019 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	138,200	138,200	138,200	92,608	92,608	92,608

009-100-009-00 2019 Est. T.C.V. CHECINSKI ANDRZEJ & MALGORZATA  
 Property Class: 401 1554 S BIRCHAVEN BEACH DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1200/FF	140.00	156.00	0.8139	1.0000	1200	100		136,734
140 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =								136,734

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	192	71	638
Wood Frame	18.89	120	73	1,655
Total Estimated Land Improvements True Cash Value =				2,293

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls CD Blt 1973

(11) Heating System: Forced Hot Water  
 Ground Area = 672 SF Floor Area = 1176 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	Basement	672		
			Total:	104,856	62,914

## Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,639	983	
Plumbing				
Average Fixture(s)	1	933	560	
3 Fixture Bath	1	2,929	1,757	
Porches				
CGEP (1 Story)		132	6,275	3,765
Deck				
Treated Wood		192	2,986	1,792
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		576	16,877	10,126
Storage Over Garage		288	2,673	1,604
Common Wall: 1 Wall		1	-1,906	-1,144
Door Opener		2	736	442
Water/Sewer				
Public Sewer		1	1,006	604
Water Well, 100 Feet		1	4,280	2,568
Built-Ins				
Appliance Allow.		1	1,467	880
Fireplaces				
Wood Stove		2	3,261	1,957
Local Cost Items				
SANITARY SEWER		1	0	0 *88% Good
Recreation Room		286	4,021	2,413
		Totals:	152,033	91,221

Notes: NEW ROOF INSTALLED 2000, NEW VINYL SIDING IN 2002, WINDOWS REPLACED 1995 AND 1998

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 118,587

2019 Est. T.C.V. 009-100-009-00					=	257,614
Est. TCV/Total Floor Area = 219.06, Most recent sale 08/28/2015 for 240,000						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
125,900	125,900	125,900	122,436	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,900	0	2,938	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
128,800	128,800	128,800	125,374	125,374	0	

009-100-012-00                      2019 Est. T.C.V.                      ZYSK CAROLYN D  
 Property Class: 401                      1524 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	60.00	149.00	0.9554	1.0000	2200	100		126,118
60 Actual Front Feet, 0.20 Total Acres                      Total Est. Land Value =								126,118

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	132	0	0
Wood Frame	19.92	96	50	956
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 =				1,906

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls CD                      Blt 1953

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1024 SF                      Floor Area = 1024 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	1,024		
Total:				88,520	53,113

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	933	560	
3 Fixture Bath		1	2,929	1,757	
Porches					
CGEP (1 Story)		168	7,405	4,443	
Deck					
Treated Wood		600	6,300	3,780	
Water/Sewer					
Public Sewer		1	1,006	604	
Water Well, 100 Feet		1	4,280	2,568	
Built-Ins					
Appliance Allow.		1	1,467	880	
Fireplaces					
Wood Stove		1	1,630	978	
Local Cost Items					
SANITARY SEWER		1	0	0	*89% Good
Totals:				114,470	68,683

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 89,288

2019 Est. T.C.V. 009-100-012-00                      =                      217,312

Est. TCV/Total Floor Area = 212.22

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
111,400	111,400	111,400	75,926	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,700	0	0	1,822	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,700	108,700	108,700	77,748	77,748	0	

009-100-013-00                      2019 Est. T.C.V.                      WESTFALL DONALD B & MICHELLE  
 Property Class: 401                                                                1514 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	147.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.17 Total Acres                      Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	182	0	0
Wood Frame	21.80	80	50	872
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,822

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls CD                      Blt 1940

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1038 SF                      Floor Area = 1038 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	1,038		
Total:				89,561	53,737

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	560		
Porches					
WGEP (1 Story)	119	7,549	4,529		
WGEP (1 Story)	72	5,370	3,222		
Deck					
Treated Wood	181	2,876	1,726		
Treated Wood	60	1,451	871		
Treated Wood	709	6,821	4,093		
Water/Sewer					
Public Sewer	1	1,006	604		
Water Well, 50 Feet	1	1,962	1,177		
Built-Ins					
Appliance Allow.	1	1,467	880		
Fireplaces					
Interior 1 Story	1	3,567	2,140		
Unit-in-Place Cost Items					
BOAT HOUSE (BY SQ FT)	100	401	285	*71% Good	
Local Cost Items					
SANITARY SEWER	1	0	0	*88% Good	
Totals:				122,964	73,824

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 95,971

2019 Est. T.C.V. 009-100-013-00				=	207,793	
Est. TCV/Total Floor Area = 200.19, Most recent sale 08/31/2016 for 240,000						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
105,400	105,400	105,400	104,635	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,500	0	0	0	-735	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
103,900	103,900	103,900	107,146	103,900	0	

009-100-014-00                      2019 Est. T.C.V.                      DEBOER DONALD A & JULIE A  
 Property Class: 401                      1504 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	145.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.17 Total Acres                      Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.75	63	72	1,213
Total Estimated Land Improvements True Cash Value =				1,213

Cost Est. for Res. Bldg: 1 Single Family 1.25S                      Cls C                      Blt 1982

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 672 SF                      Floor Area = 840 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	672		
			Total:	82,295	59,251

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,120	806		
Water/Sewer					
Public Sewer	1	1,134	816		
Water Well, 100 Feet	1	4,407	3,173		
Built-Ins					
Appliance Allow.	1	2,099	1,511		
Fireplaces					
Exterior 1 Story	1	4,942	3,558		
Deck					
Treated Wood	824	8,116	5,844		
Local Cost Items					
SANITARY SEWER	1	0	0	*86% Good	
Totals:				104,113	74,959

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 97,447

2019 Est. T.C.V. 009-100-014-00 = 208,660

Est. TCV/Total Floor Area = 248.40, Most recent sale 07/01/1997 for 131,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
108,600	108,600	108,600	80,457	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-4,300	0	0	1,930	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
104,300	104,300	104,300	82,387	82,387	0

009-100-015-00                      2019 Est. T.C.V.                      DAVIDSON GERALD B & JUDITH A  
 Property Class: 401                      1494 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	143.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.16 Total Acres                      Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	165	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls D                      Blt 1958

(11) Heating System: Space Heater  
 Ground Area = 825 SF                      Floor Area = 825 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	825		
			Total:	66,822	40,094

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	778	467	
Porches					
CGEP (1 Story)		120	5,237	3,142	
Water/Sewer					
Public Sewer		1	892	535	
Water Well, 50 Feet		1	1,895	1,137	
Built-Ins					
Appliance Allow.		1	1,243	746	
Fireplaces					
Exterior 1 Story		1	3,770	2,262	
Local Cost Items					
SANITARY SEWER		1	0	0	*86% Good
			Totals:	80,637	48,383

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      62,898

2019 Est. T.C.V. 009-100-015-00						=	173,848
Est. TCV/Total Floor Area = 210.72							
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
87,500	87,500	87,500	57,267	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-600	0	0	1,374	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
86,900	86,900	86,900	58,641	58,641	0		



009-100-017-00 2019 Est. T.C.V. PAFENFUSS RANDOLPH KAREN E &  
 Property Class: 401 1474 S BIRCHAVEN BEACH DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	50.00	135.00	0.9036	1.0000	2200	100		99,396
GROUP C 1200/FF	25.00	135.00	0.9221	1.0000	1200	100		27,663
75 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								127,059

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.19	950	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
BOAT LIFT	500.00	1	0	0
Total Estimated Land Improvements True Cash Value =				1,900

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 912 SF Floor Area = 912 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	912		
Total:				94,919	66,442

## Other Additions/Adjustments

Exterior	Size	Cost New	Depr. Cost
Stone Veneer	200	5,188	3,632
Basement, Outside Entrance, Below Grade	1	1,639	1,147

## Plumbing

Average Fixture(s)	Size	Cost New	Depr. Cost
1	1	933	653

## Porches

WPP	Size	Cost New	Depr. Cost
597	29	6,674	4,672
WPP		1,081	757

## Garages

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

Base Cost	Size	Cost New	Depr. Cost
840	1	22,058	15,441
Common Wall: 1 Wall	1	-1,906	-1,334
Door Opener	1	368	258

## Water/Sewer

Public Sewer	Size	Cost New	Depr. Cost
1	1	1,006	704
Water Well, 50 Feet	1	1,962	1,373

## Built-Ins

Appliance Allow.	Size	Cost New	Depr. Cost
1	1	1,467	1,027

## Local Cost Items

SANITARY SEWER	Size	Cost New	Depr. Cost	Notes
1	0	0	0	*84% Good

Totals: 135,389 94,772

## Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 123,204

2019 Est. T.C.V. 009-100-017-00				=	252,163
Est. TCV/Total Floor Area = 276.49, Most recent sale 10/24/2016 for 300,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
121,800	121,800	121,800	90,902	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,300	0	2,181	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
126,100	126,100	126,100	93,083	93,083	0



009-100-019-00                      2019 Est. T.C.V.                      FISH SALLIE TRUST  
 Property Class: 401                      1454 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	83.00	135.00	0.8589	1.0000	1500	100		106,939
83 Actual Front Feet, 0.26 Total Acres                      Total Est. Land Value =								106,939

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	32.57	105	0	0
D/W/P: 4in Ren. Conc.	6.21	848	0	0
D/W/P: 4in Ren. Conc.	6.21	798	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 5 Blt 2015

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1490 SF    Floor Area = 1669 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	Basement	1,490		
1 Story	Siding	Overhang	179		
			Total:	182,056	178,411

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,903
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Plumbing

Average Fixture(s)	1	1,120	1,098
3 Fixture Bath	1	3,525	3,454
2 Fixture Bath	1	2,359	2,312

Porches

WCP (1 Story)	70	2,968	2,909
WPP	97	2,163	2,120
WPP	120	2,501	2,451
WPP	160	3,050	2,989

Garages

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

Base Cost	649	20,476	20,066
Common Wall: 1 Wall	1	-2,038	-1,997
Door Opener	1	415	407

Water/Sewer

Public Sewer	1	1,134	1,111
Water Well, 100 Feet	1	4,407	4,319

Fireplaces

Prefab 1 Story	1	1,967	1,928
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Recreation Room	1200	17,604	17,252
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Totals:	245,649	240,733
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Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 312,953  
 80% Completed => Est. True Cash Value 2019 = 250,362

2019 Est. T.C.V. 009-100-019-00 = 359,676

Est. TCV/Total Floor Area = 215.50

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
174,900	174,900	174,900	154,562	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,900	0	0	3,709	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
179,800	179,800	179,800	158,271	158,271	0	

009-100-020-00                      2019 Est. T.C.V.                      RENNER FAMILY TRUST  
 Property Class: 401                      1444 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	47.50	132.50	1.0129	1.0000	2200	100		105,849
48 Actual Front Feet, 0.14 Total Acres                      Total Est. Land Value =								105,849

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	100	71	332
Wood Frame	26.48	35	71	658
Total Estimated Land Improvements True Cash Value =				990

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls CD                      Blt 1951

(11) Heating System: Space Heater  
 Ground Area = 780 SF                      Floor Area = 780 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	780		
Total:				68,226	37,525

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	513		
Porches					
CGEP (1 Story)	200	8,352	4,594		
Water/Sewer					
Public Sewer	1	1,006	553		
Water Well, 50 Feet	1	1,962	1,079		
Built-Ins					
Appliance Allow.	1	1,467	807		
Local Cost Items					
SANITARY SEWER	1	0	0		*84% Good
Totals:				81,946	45,071

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 58,592

2019 Est. T.C.V. 009-100-020-00				=	165,431
Est. TCV/Total Floor Area = 212.09					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
85,800	85,800	85,800	62,398	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-3,100	0	0	1,497	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
82,700	82,700	82,700	63,895	63,895	0



009-100-022-00 2019 Est. T.C.V. FINK ARNOLD & CAROL  
 Property Class: 401 1424 S BIRCHAVEN BEACH DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	124.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								110,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	750	82	3,075
Total Estimated Land Improvements True Cash Value =				3,075

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C -5 Blt 1965

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1498 SF Floor Area = 2996 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,498		
Total:				228,173	148,320

## Other Additions/Adjustments

## Plumbing

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

## Porches

WSEP (1 Story)	296	10,253	6,664
WCP (1 Story)	158	5,182	3,368

## Balcony

Wood Balcony	28	866	563
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## Garages

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

Base Cost	328	11,575	7,524
Common Wall: 1 Wall	1	-1,684	-1,095

## Water/Sewer

Public Sewer	1	1,134	737
Water Well, 50 Feet	1	2,038	1,325

## Built-Ins

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

Exterior 2 Story	1	6,089	3,958
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## Deck

Composite	485	5,684	3,695
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## Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 276,054 179,442

## Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 =&gt; TCV: 233,275

2019 Est. T.C.V. 009-100-022-00 = 346,350

Est. TCV/Total Floor Area = 115.60, Most recent sale 06/01/2001 for 310,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
162,800	162,800	162,800	128,524	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,400	0	0	3,084	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
173,200	173,200	173,200	131,608	131,608	0	

009-100-023-00	2019 Est. T.C.V.	FINK ARNOLD & CAROL
Property Class: 401		S BIRCHHAVEN BEACH
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	119.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value = 110,000

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Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.76	160	94	2,671
Total Estimated Land Improvements True Cash Value =				2,671

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2019 Est. T.C.V. 009-100-023-00 = 112,671

Est. TCV/Total Floor Area = 37.61

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
60,700	60,700	60,700	42,700	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-4,400	0	0	1,024	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
56,300	56,300	56,300	43,724	43,724	0

009-100-024-00                      2019 Est. T.C.V.                      MAXWELL KEVIN P  
 Property Class: 401                      1404 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	115.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.13 Total Acres                      Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	169	66	558
Wood Frame	18.97	192	45	1,639
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				4,547

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

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 1130 SF                      Floor Area = 1130 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	830		
1 Story	Siding	Crawl Space	300		
			Total:	110,387	77,270

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,120	784		
Deck					
Treated Wood	316	4,244	2,971		
Water/Sewer					
Public Sewer	1	1,134	794		
Water Well, 100 Feet	1	4,407	3,085		
Built-Ins					
Appliance Allow.	1	2,099	1,469		
Fireplaces					
Exterior 1 Story	1	4,942	3,459		
Local Cost Items					
SANITARY SEWER	1	0	0		*84% Good
Totals:				128,333	89,832

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      116,782

2019 Est. T.C.V. 009-100-024-00				=	231,329
Est. TCV/Total Floor Area = 204.72, Most recent sale 06/01/2002 for 180,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
115,700	115,700	115,700	77,056	2.40	
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	1,849	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
115,700	115,700	115,700	78,905	78,905	0

009-100-025-00                      2019 Est. T.C.V.                      HEEREN KURT M & SVENJE  
 Property Class: 401                      1394 S BIRCHAVEN BEACH DR  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	110.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.13 Total Acres                      Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.73	48	71	979
Wood Frame	25.57	72	71	1,307
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				4,636

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 832 SF                      Floor Area = 832 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	832		
Total:				83,326	54,161

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,120	728		
Porches					
CGEP (1 Story)	256	11,256	7,316		
Deck					
Treated Wood	288	3,992	2,595		
Water/Sewer					
Public Sewer	1	1,134	737		
Water Well, 50 Feet	1	2,038	1,325		
Built-Ins					
Appliance Allow.	1	2,099	1,364		
Fireplaces					
Exterior 1 Story	1	4,942	3,212		
Local Cost Items					
SANITARY SEWER	1	0	0	*84% Good	
Totals:				109,907	71,438

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 92,869

2019 Est. T.C.V. 009-100-025-00		=		207,505	
Est. TCV/Total Floor Area = 249.41, Most recent sale 10/07/2004 for 224,900					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
106,600	106,600	106,600	85,134	2.40	
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment
0	-2,800	0	0	2,043	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
103,800	103,800	103,800	87,177	87,177	0

009-100-026-00                      2019 Est. T.C.V.                      COUGHLIN BERNITA M (LLE)  
 Property Class: 401                                                                1384 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	105.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	32.57	32	0	0
D/W/P: 3.5 Concrete	5.00	145	0	0
D/W/P: Patio Blocks	11.84	725	0	0
Wood Frame	22.41	96	71	1,527
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				3,952

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

(11) Heating System: Space Heater  
 Ground Area = 1176 SF                      Floor Area = 1176 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	1,176		
			Total:	113,380	73,697

Other Additions/Adjustments

Plumbing

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

Porches

WSEP (1 Story)	324	11,159	7,253
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Deck

Treated Wood	58	1,458	948
Treated Wood	96	1,901	1,236

Water/Sewer

Public Sewer	1	1,134	737
Water Well, 50 Feet	1	2,038	1,325

Built-Ins

Appliance Allow.	1	2,099	1,364
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals:                      137,814                      89,579

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      116,453

2019 Est. T.C.V. 009-100-026-00                      =                      230,405

Est. TCV/Total Floor Area = 195.92, Most recent sale 06/01/1996 for 104,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
115,200	115,200	115,200	83,905	2.40		
2019 New Eq.	Adj.	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	2,013	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
115,200	115,200	115,200	85,918	85,918	85,918	



009-100-027-00                      2019 Est. T.C.V.                      RYAN DAVID B & PAMELA M  
 Property Class: 401                      1374 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	101.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	194	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 2S                      Cls C 5 Blt 1963

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1137 SF    Floor Area = 2274 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,137		
			Total:	196,419	127,670

Other Additions/Adjustments

Plumbing

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

Porches

CCP (1 Story)	93	1,999	1,299
WPP	194	3,403	2,212

Water/Sewer

Public Sewer	1	1,134	737
Water Well, 50 Feet	1	2,038	1,325

Built-Ins

Appliance Allow.	1	2,099	1,364
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Fireplaces

Interior 2 Story	1	5,044	3,279
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals:                      216,781                      140,905

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      183,177

2019 Est. T.C.V. 009-100-027-00                      =                      294,127

Est. TCV/Total Floor Area = 129.34, Most recent sale 10/21/2014 for 245,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
140,100	140,100	140,100	129,675	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,000	0	3,112	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
147,100	147,100	147,100	132,787	132,787	0

009-100-028-00                      2019 Est. T.C.V.                      SMITH ROBERT I  
 Property Class: 401                      1364 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	50.00	95.00	0.8123	1.0000	1500	100		60,919
GROUP D 1500/FF	50.00	95.00	0.8123	1.0000	1500	100		60,919
100 Actual Front Feet, 0.22 Total Acres      Total Est. Land Value =								121,838

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.45	100	50	972
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,922

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

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 976 SF      Floor Area = 976 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	864		
1 Story	Siding	Slab	112		
			Total:	83,011	53,958

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	606		
Porches					
CPP	300	3,225	2,096		
Water/Sewer					
Public Sewer	1	1,006	654		
Water Well, 50 Feet	1	1,962	1,275		
Built-Ins					
Appliance Allow.	1	1,467	954		
Fireplaces					
Exterior 1 Story	1	4,331	2,815		
Local Cost Items					
SANITARY SEWER	1	0	0		*90% Good
Totals:				95,935	62,358

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:      81,065

2019 Est. T.C.V. 009-100-028-00                      =      204,825

Est. TCV/Total Floor Area = 209.86

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
100,200	100,200	100,200	78,728	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	1,889	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
102,400	102,400	102,400	80,617	80,617	0

009-100-030-00                      2019 Est. T.C.V.                      COEBLY JUDITH L TRUST  
 Property Class: 401                      1344 S BIRCHAVEN BEACH DR  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	88.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.10 Total Acres                      Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.48	24	94	598
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 =				1,548

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls CD                      Blt 1955

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 678 SF                      Floor Area = 678 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	678		
			Total:	61,858	37,115

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	933	560	
Porches					
CGEP (1 Story)		112	5,592	3,355	
Water/Sewer					
Public Water		1	1,006	604	
Public Sewer		1	1,006	604	
Water Well, 50 Feet		1	1,962	1,177	
Built-Ins					
Appliance Allow.		1	1,467	880	
Fireplaces					
Exterior 1 Story		1	4,331	2,599	
Local Cost Items					
SANITARY SEWER		1	0	0	*84% Good
			Totals:	78,155	46,894

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 60,962

2019 Est. T.C.V. 009-100-030-00                      =                      172,510

Est. TCV/Total Floor Area = 254.44

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
91,300	91,300	91,300	46,993	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,000	0	0	1,127	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,300	86,300	86,300	48,120	48,120	0	

009-100-031-00                      2019 Est. T.C.V.                      FERGUSON DAVID C & ROSE M (TTEE)  
 Property Class: 401                      1334 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	93.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.11 Total Acres                      Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	65	0	0
Wood Frame	17.76	160	94	2,671
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 =				3,621

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls CD                      Blt 1958

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 700 SF                      Floor Area = 700 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	700		
			Total:	62,246	37,348

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	560		
Deck					
Treated Wood	96	1,855	1,113		
Water/Sewer					
Public Sewer	1	1,006	604		
Water Well, 100 Feet	1	4,280	2,568		
Built-Ins					
Appliance Allow.	1	1,467	880		
Local Cost Items					
SANITARY SEWER	1	0	0		*84% Good
Totals:				71,787	43,073

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 55,995

2019 Est. T.C.V. 009-100-031-00				=	169,616
Est. TCV/Total Floor Area = 242.31, Most recent sale 09/01/1996 for 76,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
87,400	87,400	87,400	54,291	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,600	0	1,302	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
84,800	84,800	84,800	55,593	55,593	0

009-100-032-00                      2019 Est. T.C.V.                      LAROSE RYAN & ERIN N  
 Property Class: 401                      1324 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	116.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.13 Total Acres                      Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	157	0	0
Wood Frame	27.67	56	95	1,472
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 =				2,422

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls C                      Blt 1964

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 945 SF                      Floor Area = 945 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	945		
Total:				93,402	60,710

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,120	728		
Deck					
Treated Wood	490	5,655	3,676		
Water/Sewer					
Public Sewer	1	1,134	737		
Water Well, 50 Feet	1	2,038	1,325		
Built-Ins					
Appliance Allow.	1	2,099	1,364		
Local Cost Items					
SANITARY SEWER	1	0	0		*87% Good
Totals:				105,448	68,540

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      89,102

2019 Est. T.C.V. 009-100-032-00				=	201,524	
Est. TCV/Total Floor Area = 213.25, Most recent sale 09/19/2017 for 220,000						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,700	98,700	98,700	98,700	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
3,200	-1,100	0	3,200	-1,100	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
100,800	100,800	100,800	104,268	100,800	0	



009-100-034-00                      2019 Est. T.C.V.                      MERCHANT JOSHUA D & CARRIE L  
 Property Class: 401                                                                1304 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	170.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.20 Total Acres                      Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	32.57	240	0	0
D/W/P: Asphalt Paving	2.35	800	0	0
Wood Frame	24.51	80	71	1,392

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				3,292

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 820 SF                      Floor Area = 820 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	820		
Total:				82,244	53,458

Other Additions/Adjustments

Plumbing

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

Porches

CGEP (1 Story)	128	6,940	4,511
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Deck

Treated Wood	468	5,490	3,568
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Water/Sewer

Public Sewer	1	1,134	737
Water Well, 50 Feet	1	2,038	1,325

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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Local Cost Items

SANITARY SEWER	1	0	0	*87% Good
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Totals:                      109,532                      71,194

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      92,552

2019 Est. T.C.V. 009-100-034-00                      =                      205,844

Est. TCV/Total Floor Area = 251.03, Most recent sale 09/21/2018 for 243,700

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
104,400	104,400	104,400	83,086	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,500	0	19,814	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
102,900	102,900	102,900	85,080	102,900	0





009-100-038-00                      2019 Est. T.C.V.                      CHECINSKI ANDREZ J & MARLOGORZATA  
 Property Class: 401                      1264 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	50.00	184.00	0.9036	1.0000	2200	100		99,396
GROUP B 2200	25.00	184.00	0.9036	1.0000	2200	100		49,698
75 Actual Front Feet, 0.32 Total Acres                      Total Est. Land Value =								149,094

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	32.57	256	0	0
Wood Frame	26.62	64	74	1,261

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				3,636

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

(11) Heating System: Space Heater  
 Ground Area = 1080 SF                      Floor Area = 1080 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,080		
			Total:	108,513	75,959

Other Additions/Adjustments

Plumbing  
 Average Fixture(s)                      1                      1,120                      784

Deck  
 Treated Wood                      304                      4,131                      2,892

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      520                      17,576                      12,303  
 Storage Over Garage                      200                      2,086                      1,460  
 Common Wall: 1 Wall                      1                      -2,038                      -1,427  
 Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)  
 Base Cost                      216                      8,022                      5,615

Water/Sewer  
 Public Sewer                      1                      1,134                      794  
 Water Well, 50 Feet                      1                      2,038                      1,427

Built-Ins  
 Appliance Allow.                      1                      2,099                      1,469

Fireplaces  
 Wood Stove                      1                      1,936                      1,355

Local Cost Items  
 SANITARY SEWER                      1                      0                      0                      \*84% Good

Totals:                      146,617                      102,631

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      133,420

2019 Est. T.C.V. 009-100-038-00				=	286,150
Est. TCV/Total Floor Area = 264.95, Most recent sale 04/21/2011 for 223,500					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
138,400	138,400	138,400	115,725	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,700	0	0	2,777	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
143,100	143,100	143,100	118,502	118,502	0

009-100-039-00                      2019 Est. T.C.V.                      HAMILTON JOSEPH C & AMY L  
 Property Class: 401                      1254 S BIRCHAVEN BEACH DR  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	179.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.20 Total Acres                      Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	120	0	0
Wood Frame	26.48	36	94	896
Wood Frame	22.73	72	94	1,539

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				4,860

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

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 1338 SF                      Floor Area = 1338 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	1,074			
1 Story	Siding	Crawl Space	264			*85% Good
			Total:	109,488	75,580	

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	606		

Deck					
Treated Wood	378	4,665	3,032		

Garages

Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)					
Base Cost	460	13,538	8,800		

Water/Sewer

Public Sewer	1	1,006	654		
Water Well, 50 Feet	1	1,962	1,275		

Built-Ins

Appliance Allow.	1	1,467	954		
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Fireplaces

Exterior 1 Story	1	4,331	2,815		
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Local Cost Items

SANITARY SEWER	1	0	0		*84% Good
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Totals:                      137,390                      93,716

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      121,830

2019 Est. T.C.V. 009-100-039-00                      =                      236,690

Est. TCV/Total Floor Area = 176.90, Most recent sale 06/01/2002 for 187,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
118,200	118,200	118,200	90,446	2.40		
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	0	2,170	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
118,300	118,300	118,300	92,616	92,616	0	

009-100-040-00	2019 Est. T.C.V.	RIETSEMA KLAAS & KATHY
Property Class: 402		BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	50.00	175.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value = 110,000

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 Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	15.80	320	94	4,753

## Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				7,178

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 2019 Est. T.C.V. 009-100-040-00 = 117,178

Est. TCV/Total Floor Area = 87.58

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
57,400	57,400	57,400	47,669	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	1,144	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,600	58,600	58,600	48,813	48,813	0	

009-100-041-00                      2019 Est. T.C.V.                      SEYMOUR JASON & SHARON  
 Property Class: 401                      1228 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	100.00	148.99	0.8123	1.0000	1500	100		121,838
100 Actual Front Feet, 0.34 Total Acres                      Total Est. Land Value =								121,838

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	400	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 1.25S                      Cls C                      Blt 1960

(11) Heating System: Electric Baseboard  
 Ground Area = 1182 SF      Floor Area = 1657 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	738		
2 Story	Siding	Slab	444		
1 Story	Siding	Overhang	31		
			Total:	146,485	95,215

Other Additions/Adjustments

Plumbing

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

Porches

WPP	204	3,486	2,266
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	590	17,193	11,175

Water/Sewer

Public Sewer	1	1,134	737
Water Well, 50 Feet	1	2,038	1,325

Fireplaces

Exterior 1 Story	1	4,942	3,212
Prefab 1 Story	1	1,967	1,279

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals:                      181,890                      118,228

Notes: 2015 REPLACE DECKS WITH 200+SQFT DECK & CONCRETE WALKS, PAINT, INTERIOR REFRESH.

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      153,696

2019 Est. T.C.V. 009-100-041-00                      =                      277,434

Est. TCV/Total Floor Area = 167.43, Most recent sale 09/05/2014 for 215,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
132,900	132,900	132,900	113,757	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,800	0	0	2,730	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
138,700	138,700	138,700	116,487	116,487	0	

009-100-043-00                      2019 Est. T.C.V.                      UELAND STEVE & KELLY  
 Property Class: 401                      1220 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F & SURPL	95.32	152.62	1.0121	1.0000	800	100		77,175
113 Actual Front Feet, 0.30 Total Acres                      Total Est. Land Value =								77,175

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	655	0	0
D/W/P: 4in Concrete	5.29	186	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 2S                      Cls C 10 Blt 2015

(11) Heating System: Forced Heat & Cool  
 Ground Area = 953 SF    Floor Area = 2119 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	881		
1 Story	Siding	Crawl Space	72		
1 Story	Siding	Overhang	285		
			Total:	209,069	206,947

## Other Additions/Adjustments

## Plumbing

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

## Porches

CPP	144	2,102	2,081
CCP (1 Story)	138	2,868	2,839
CCP (1 Story)	24	917	908

## Garages

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

Base Cost	349	16,082	15,921
Common Wall: 2 Wall	1	-4,076	-4,035
Door Opener	1	415	411

## Water/Sewer

Public Sewer	1	1,134	1,123
Water Well, 100 Feet	1	4,407	4,363

## Built-Ins

Appliance Allow.	1	2,099	2,078
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## Fireplaces

Direct-Vented Gas	1	2,293	2,270
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Totals:                      241,955                      239,505

## Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      311,357

2019 Est. T.C.V. 009-100-043-00				=	393,282
Est. TCV/Total Floor Area = 185.60, Most recent sale 01/22/2013 for 80,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
170,400	170,400	170,400	169,051	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	26,200	0	0	4,057	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
196,600	196,600	196,600	173,108	173,108	0

009-100-044-00                      2019 Est. T.C.V.                      GLASS CASEY R & JENNIFER S TRUST  
 Property Class: 401                      1214 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1200/FF	100.00	88.00	0.8706	1.0000	1200	100		104,466
100 Actual Front Feet, 0.20 Total Acres                      Total Est. Land Value =								104,466

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	11.84	168	0	0
D/W/P: 4in Concrete	5.29	132	0	0
Wood Frame	28.73	48	50	689
Total Estimated Land Improvements True Cash Value =				689

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls C 5 Blt 1955

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1290 SF    Floor Area = 1290 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,290		
			Total:	133,324	79,987

Other Additions/Adjustments

Plumbing

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

Deck

Treated Wood	419	5,103	3,062
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Garages

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

Base Cost	572	18,739	11,243
Storage Over Garage	458	4,777	2,866

Water/Sewer

Public Sewer	1	1,134	680
Water Well, 50 Feet	1	2,038	1,223

Built-Ins

Appliance Allow.	1	2,099	1,259
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Fireplaces

Exterior 1 Story	1	4,942	2,965
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals:                      176,801                      106,072

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      137,894

2019 Est. T.C.V. 009-100-044-00                      =                      243,049

Est. TCV/Total Floor Area = 188.41

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
115,900	115,900	115,900	91,937	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,600	0	0	2,206	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
121,500	121,500	121,500	94,143	94,143	0	

009-100-046-00                      2019 Est. T.C.V.                      HOWELL CAROL L TRUSTEE  
 Property Class: 401                      1198 S BIRCHAVEN BEACH DR  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1200/FF	50.00	97.00	1.0000	1.0000	1200	100		60,000
50 Actual Front Feet, 0.11 Total Acres                      Total Est. Land Value =								60,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	391	71	1,388
Wood Frame	24.51	80	71	1,392
Wood Frame	20.61	140	94	2,712

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 =				7,867

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls C -5 Blt 1950

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1117 SF      Floor Area = 1117 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	1,117		
			Total:	102,920	66,901

Other Additions/Adjustments

Plumbing

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

Porches

CGEP (1 Story)	126	6,867	4,464
WGEP (1 Story)	144	9,265	6,022

Garages

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

Base Cost	576	16,911	10,992
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Water/Sewer

Public Sewer	1	1,134	737
Water Well, 50 Feet	1	2,038	1,325

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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Deck

Treated Wood	792	7,801	5,071
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Local Cost Items

SANITARY SEWER	1	0	0	*83% Good
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Totals:                      157,456                      102,349

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      133,054

2019 Est. T.C.V. 009-100-046-00                      =                      200,921

Est. TCV/Total Floor Area = 179.88

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
96,100	96,100	96,100	72,278	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,400	0	1,734	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
100,500	100,500	100,500	74,012	74,012	0	

009-100-047-00	2019 Est. T.C.V.	HOWELL CAROL L TRUSTEE
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1200/FF	50.00	86.00	0.8706	1.0000	1200	100		52,233
<Site Value D> GROUP D BACKLOT					8000	100		8,000
100 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								60,233

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2019 Est. T.C.V. 009-100-047-00 = 60,233

Est. TCV/Total Floor Area = 53.92

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,100	30,100	30,100	30,100	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	
30,100	30,100	30,100	30,822	30,100	0	



009-140-001-00                      2019 Est. T.C.V.                      GAMBLE JOHN C & RETA G  
 Property Class: 401                      5115 S DICKERSON RD  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	140-Blue Road				6000	100		6,000
		0.00	Total Acres				Total Est. Land Value =	6,000

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1248 SF    Floor Area = 1248 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,248		
			Total:	108,387	86,709

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	933	746
3 Fixture Bath	1	2,929	2,343

## Water/Sewer

1000 Gal Septic	1	3,453	2,762
Water Well, 50 Feet	1	1,962	1,570

## Built-Ins

Appliance Allow.	1	1,467	1,174
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## Deck

Treated Wood	20	679	543
Treated Wood	20	679	543

Totals:                      120,489                      96,390

Notes: MODULAR

ECF (409 - RURAL SUBS) 0.880 => TCV:                      84,823

2019 Est. T.C.V. 009-140-001-00                      =                      90,823

Est. TCV/Total Floor Area = 72.77

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,500	41,500	41,500	33,915	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	0	813	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,400	45,400	45,400	34,728	34,728	0	

009-140-002-00	2019 Est. T.C.V.	FREDIN DALE A
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	140-Blue Road				6000	100		6,000
		0.00	Total Acres		Total Est.		Land Value =	6,000

2019 Est. T.C.V. 009-140-002-00 = 6,000

Est. TCV/Total Floor Area = 4.81

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	2,500	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	60	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	2,560	2,560	0	

009-140-003-00	2019 Est. T.C.V.	FREDIN DALE A
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	140-Blue Road				6000	100		6,000
		0.00	Total Acres		Total Est.		Land Value =	6,000

2019 Est. T.C.V. 009-140-003-00 = 6,000

Est. TCV/Total Floor Area = 4.81

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	2,500	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	60	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	2,560	2,560	0	

009-140-004-00	2019 Est. T.C.V.	FREDIN DALE A
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	140-Blue Road				6000	100		6,000
		0.00	Total Acres		Total Est.		Land Value =	6,000

2019 Est. T.C.V. 009-140-004-00 = 6,000

Est. TCV/Total Floor Area = 4.81

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	2,500	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	60	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	2,560	2,560	0	

009-140-005-00	2019 Est. T.C.V.	FREDIN DALE A
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	140-Blue Road				6000	100		6,000
		0.00	Total Acres		Total Est.		Land Value =	6,000

2019 Est. T.C.V. 009-140-005-00 = 6,000

Est. TCV/Total Floor Area = 4.81

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	2,500	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	60	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	2,560	2,560	0	

009-140-006-00	2019 Est. T.C.V.	FOSTER WM K
Property Class: 401		7859 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					6000	100		6,000
		0.00	Total Acres		Total Est.		Land Value =	6,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	11.80	100	66	779
			Total Estimated Land Improvements True Cash Value =	779

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1056 SF Floor Area = 1056 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,056		
			Total:	107,234	76,136

## Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1		933	662
Water/Sewer					
1000 Gal Septic		1		3,453	2,452
Water Well, 50 Feet		1		1,962	1,393
Porches					
CCP (1 Story)			100	1,949	1,384
Deck					
Treated Wood			352	4,449	3,159
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1008	17,166	12,188
Built-Ins					
Appliance Allow.		1		1,467	1,042
Fireplaces					
Wood Stove		1		1,630	1,157
			Totals:	140,243	99,573

Notes:

ECF (409 - RURAL SUBS) 0.880 =&gt; TCv: 87,624

2019 Est. T.C.V. 009-140-006-00 = 94,403

Est. TCv/Total Floor Area = 89.40

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
44,600	44,600	44,600	34,956	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	0	838	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,200	47,200	47,200	35,794	35,794	35,794	

009-140-007-00	2019 Est. T.C.V.	SHELTON SHAWNA
Property Class: 401		7823 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					6000	100		6,000
165 Actual Front Feet, 1.53 Total Acres								Total Est. Land Value = 6,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	428	78	1,562
Total Estimated Land Improvements True Cash Value =				1,562

Cost Est. for Res. Bldg: 1	Single Family	TRI		Cls CD	Blt 1979
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(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1176 SF Floor Area = 1806 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Tri-Level	Siding	Crawl Space	1,176		
1 Story	Siding	Overhang	42		
			Total:	142,015	99,410

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	933	653
3 Fixture Bath	1	2,929	2,050
2 Fixture Bath	1	1,970	1,379

## Water/Sewer

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

## Porches

CCP (1 Story)	84	1,676	1,190	*71% Good
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## Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	312	11,329	7,930	
Common Wall: 1 Wall	1	-1,906	-1,334	
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	672	16,793	13,770	*82% Good

## Built-Ins

Appliance Allow.	1	1,467	1,027
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Totals:	182,621	129,865
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## Notes:

ECF (409 - RURAL SUBS) 0.880 => TCv:	114,281
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2019 Est. T.C.V. 009-140-007-00	=	121,843
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Est. TCv/Total Floor Area = 67.47, Most recent sale 11/04/2013 for 91,500
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2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
52,800	52,800	52,800	44,615	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,100	0	0	1,070	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
60,900	60,900	60,900	45,685	45,685	45,685

009-140-008-00                      2019 Est. T.C.V.                      COCKERAM JASON L & RUBY L  
 Property Class: 401                      7753 W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	140-Blue Road				6000	100		6,000
		0.00	Total Acres				Total Est. Land Value =	6,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wire Mesh, #9	2.88	4500	50	6,480
Wood Frame	24.51	80	50	980
Wood Frame	26.62	64	50	852
		Total Estimated Land Improvements True Cash Value =		8,312

Cost Est. for Res. Bldg: 1 Single Family HUD                      Cls C 10 Blt 1990

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1332 SF    Floor Area = 1332 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	1,002		
1 Story	Siding	Crawl Space	330		
			Total:	143,670	122,118

## 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, 50 Feet		1	2,038		1,732

Deck					
Treated Wood		220	3,351		2,848

## Garages

Class: C Exterior: Pole (Unfinished)					
Base Cost		900	17,532		14,902
No Concrete Floor		900	-4,536		-3,856

## Built-Ins

Appliance Allow.		1	2,099		1,784
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Totals:                      172,490                      146,613

Notes: 2002 ADDITION 12X27

ECF (409 - RURAL SUBS) 0.400 => TCV:                      58,645

2019 Est. T.C.V. 009-140-008-00                      =                      72,957

Est. TCV/Total Floor Area = 54.77, Most recent sale 06/01/1998 for 56,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,100	40,100	40,100	34,221	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
6,498	-10,098	0	6,498	-4,219	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,500	36,500	36,500	41,540	36,500	36,500	



009-140-009-00                      2019 Est. T.C.V.                      PALUCK ALEXANDER  
 Property Class: 401                      7717 W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					6000	100		6,000
		0.00	Total Acres		Total Est.		Land Value =	6,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	65	94	305
		Total Estimated Land Improvements True	Cash Value =	305

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1104 SF      Floor Area = 1104 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	1,104		
			Total:	110,648	71,921

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,120	728
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## Water/Sewer

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

## Garages

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

Base Cost	576	16,877	10,970
Common Wall: 1 Wall	1	-1,906	-1,239

## Built-Ins

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

CCP (1 Story)	16	611	397
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Totals:                      135,178                      87,865

## Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV:                      77,321

2019 Est. T.C.V. 009-140-009-00                      =                      83,626

Est. TCV/Total Floor Area = 75.75, Most recent sale 03/28/2016 for 71,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,800	36,800	36,800	35,735	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,000	0	857	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,800	41,800	41,800	36,592	36,592	36,592	

009-140-010-00	2019 Est. T.C.V.	SPETEBROOT TONY R & LINDA R
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					6000	100		6,000
165 Actual Front Feet, 1.19 Total Acres							Total Est. Land Value =	6,000

2019 Est. T.C.V. 009-140-010-00 = 6,000

Est. TCV/Total Floor Area = 5.43

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,500	2,500	2,500	2,500	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	0	60	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
3,000	3,000	3,000	2,560	2,560	0		

009-140-011-00                      2019 Est. T.C.V.                      YOUNGBEG GARRICK  
 Property Class: 401                      7699 W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					6000	100		6,000
170 Actual Front Feet, 1.00 Total Acres                      Total Est. Land Value =								6,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	960	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	94	4,700
Total Estimated Land Improvements True Cash Value =				4,700

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls C 5 Blt 1995

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1500 SF    Floor Area = 1500 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	1,500		
			Total:	180,241	144,207

## Other Additions/Adjustments

## Plumbing

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

## Water/Sewer

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

## Deck

Treated Wood	288	3,992	3,194
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## Garages

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

Base Cost	576	18,824	15,059
Door Opener	1	415	332

## Built-Ins

Appliance Allow.	1	2,099	1,679
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Recreation Room	1500	22,005	11,002
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Totals:		237,950	183,772
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## Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV:                      161,719

2019 Est. T.C.V. 009-140-011-00                      =                      172,419

Est. TCV/Total Floor Area = 114.95, Most recent sale 06/01/2012 for 128,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
80,500	80,500	80,500	66,875	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,700	0	1,605	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,200	86,200	86,200	68,480	68,480	68,480	

009-140-012-00                      2019 Est. T.C.V.                      COCKERAM JAMIE A & LISA M  
 Property Class: 401                      7691 W BLUE RD  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	140-Blue Road				6000	100		6,000
		0.00	Total Acres				Total Est. Land Value =	6,000

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 2016 SF      Floor Area = 2016 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,016		
			Total:	163,689	139,136

## 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

## Deck

Treated Wood	384	4,604	3,913
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## Built-Ins

Appliance Allow.	1	1,243	1,057
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## Fireplaces

Wood Stove	1	1,350	1,147
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Totals:                      181,540                      154,309

## Notes:

ECF (409 - RURAL SUBS) 0.600 => TCV:                      92,585

2019 Est. T.C.V. 009-140-012-00                      =                      98,585

Est. TCV/Total Floor Area = 48.90, Most recent sale 04/01/1995 for 5,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
43,300	43,300	43,300	37,161	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,000	0	0	891	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,300	49,300	49,300	38,052	38,052	0	

009-140-013-00	2019 Est. T.C.V.	CEBULSKI JOSEPH S & JULIEANN
Property Class: 401		7675 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	140-Blue Road				6000	100		6,000
		0.00	Total Acres		Total Est.		Land Value =	6,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.41	96	86	1,850
Total Estimated Land Improvements True Cash Value =				1,850

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1008 SF Floor Area = 1512 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,008		
			Total:	145,719	116,575

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,120	896
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

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost 676 21,078 20,656 \*98% Good

## Built-Ins

Appliance Allow.	1	2,099	1,679
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## Deck

Treated Wood	16	554	443
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## Breezeways

Frame Wall	364	14,782	14,634	*99% Good
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Totals:	193,440	161,353
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## Notes:

ECF (409 - RURAL SUBS) 0.880 =&gt; TCv: 141,991

2019 Est. T.C.V. 009-140-013-00 = 149,841

Est. TCv/Total Floor Area = 99.10, Most recent sale 05/01/1995 for 72,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
70,200	70,200	70,200	57,167	2.40		
2019 New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,700	0	0	0	1,372	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
74,900	74,900	74,900	58,539	58,539	58,539	

009-160-011-00                    2019 Est. T.C.V.                    BELEN LEONARD F TRUST  
 Property Class: 401                    6120 W LAKEVIEW DR  
 Map #:                    LAKE TOWNSHIP                    LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	62.00	100.00	0.9476	1.0000	2200	100		129,258
62 Actual Front Feet, 0.14 Total Acres                    Total Est. Land Value =								129,258

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, 2 Rail	11.59	30	0	0
D/W/P: 3.5 Concrete	4.68	437	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1118 SF                    Floor Area = 1118 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	1,056		
1 Story	Siding	Slab	62		
			Total:	103,909	88,322

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	793
3 Fixture Bath	1	2,929	2,490
2 Fixture Bath	1	1,970	1,674

Porches

CGEP (1 Story)	238	9,494	8,070
CCP (1 Story)	49	1,029	875

Deck

Treated Wood	33	1,063	904
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Garages

Class: CD Exterior: Pole (Unfinished)			
Base Cost	336	7,846	6,669
Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	169	6,277	5,335

Water/Sewer

Public Sewer	1	1,006	855
Water Well, 50 Feet	1	1,962	1,668

Built-Ins

Appliance Allow.	1	1,467	1,247
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Totals:                    139,885                    118,902

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.100 => TCv:                    130,792

2019 Est. T.C.V. 009-160-011-00                    =                    262,475

Est. TCv/Total Floor Area = 234.77

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
131,600	131,600	131,600	94,557	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-400	0	0	2,269	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
131,200	131,200	131,200	96,826	96,826	0	

009-160-012-00                      2019 Est. T.C.V.                      SANDY SUNSETS COTTAGE LLC  
 Property Class: 401                      6130 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	52.00	100.00	0.9902	1.0000	2200	100		113,284
52 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								113,284

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	136	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 892 SF                      Floor Area = 892 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	892		
			Total:	78,568	43,213

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	933	513	
Porches					
CGEP (1 Story)		160	7,146	3,930	
Water/Sewer					
Public Sewer		1	1,006	553	
Water Well, 50 Feet		1	1,962	1,079	
Built-Ins					
Appliance Allow.		1	1,467	807	
Fireplaces					
Exterior 1 Story		1	4,331	2,382	
			Totals:	95,413	52,477

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      68,220

2019 Est. T.C.V. 009-160-012-00                      =                      182,474

Est. TCV/Total Floor Area = 204.57, Most recent sale 05/02/2012 for 131,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
95,200	95,200	95,200	78,499	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,000	0	0	1,883	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
91,200	91,200	91,200	80,382	80,382	0	

009-160-013-00                      2019 Est. T.C.V.                      CRAWFORD JACK L & MARY G  
 Property Class: 401                      6140 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	49.00	100.00	1.0051	1.0000	2200	100		108,346
49 Actual Front Feet, 0.11 Total Acres                      Total Est. Land Value =								108,346

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls CD                      Blt 1940

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 994 SF                      Floor Area = 994 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	994		
Total:				86,272	51,764

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	560
2 Fixture Bath	1	1,970	1,182

Porches

CGEP (1 Story)	168	7,405	4,443
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Deck

Treated Wood	80	1,679	1,007
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Water/Sewer

Public Sewer	1	1,006	604
Water Well, 50 Feet	1	1,962	1,177

Built-Ins

Appliance Allow.	1	1,467	880
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Unit-in-Place Cost Items

SHED	150	161	153	*95% Good
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Totals:                      102,855                      61,770

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      80,301

2019 Est. T.C.V. 009-160-013-00                      =                      188,647

Est. TCV/Total Floor Area = 189.79

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,100	97,100	97,100	78,291	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,800	0	1,878	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,300	94,300	94,300	80,169	80,169	0	



009-160-014-00                      2019 Est. T.C.V.                      DERUITER BRUCE A  
 Property Class: 401                      6146 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	49.00	100.00	1.0051	1.0000	2200	100		108,346
49 Actual Front Feet, 0.11 Total Acres                      Total Est. Land Value =								108,346

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.76	576	82	2,721
D/W/P: Patio Blocks	14.32	1100	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				7,471

Cost Est. for Res. Bldg: 1 Single Family 1.75S                      Cls BC                      Blt 1992

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1080 SF                      Floor Area = 2268 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,080		
1 Story	Siding	Overhang	378		
			Total:	258,312	219,565

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,649	1,402
3 Fixture Bath	1	5,184	4,406
2 Fixture Bath	1	3,473	2,952

## Porches

CCP (1 Story)	36	1,103	938
WPP	420	6,888	5,855

## Deck

Treated Wood	420	5,418	4,605
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## Garages

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

Base Cost	576	28,817	24,494
Common Wall: 1 Wall	1	-2,365	-2,010
Door Opener	2	1,037	881

## Water/Sewer

Public Sewer	1	1,452	1,234
Water Well, 50 Feet	1	2,216	1,884

## Built-Ins

Appliance Allow.	1	3,016	2,564
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Totals:                      316,200                      268,770

## Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCv:                      349,401

2019 Est. T.C.V. 009-160-014-00                      =                      465,218

Est. TCv/Total Floor Area = 205.12

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
208,700	208,700	208,700	139,994	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	23,900	0	3,359	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
232,600	232,600	232,600	143,353	143,353	143,353	



009-160-016-00	2019 Est. T.C.V.	LOTT JAMES R
Property Class: 401		6170 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	49.00	100.00	1.0051	1.0000	2200	100		108,346
49 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 108,346

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1024 SF Floor Area = 1024 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	1,024		
			Total:	88,520	53,113

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	933	560
Porches					
CGEP (1 Story)			128	6,147	3,688
Deck					
Treated Wood			200	3,062	1,837
Water/Sewer					
Public Sewer			1	1,006	604
Water Well, 50 Feet			1	1,962	1,177
Built-Ins					
Appliance Allow.			1	1,467	880
			Totals:	103,097	61,859

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 80,417

2019 Est. T.C.V. 009-160-016-00 = 188,763

Est. TCV/Total Floor Area = 184.34

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
96,800	96,800	96,800	64,983	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,400	0	0	1,559	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,400	94,400	94,400	66,542	66,542	0	

009-160-017-00	2019 Est. T.C.V.	KENNEDY FAMILY LIVING TRUST
Property Class: 401		6180 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	49.00	100.00	1.0051	1.0000	2200	100		108,346
49 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 108,346

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

(11) Heating System: Space Heater  
 Ground Area = 592 SF Floor Area = 592 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	592		
Total:				52,431	31,459

## Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	778	467	
Water/Sewer					
Public Sewer		1	892	535	
Water Well, 50 Feet		1	1,895	1,137	
Built-Ins					
Appliance Allow.		1	1,243	746	
Deck					
Treated Wood		20	666	373	*56% Good
Totals:				57,905	34,717

## Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 =&gt; TCV: 45,132

2019 Est. T.C.V. 009-160-017-00						=	153,478
Est. TCV/Total Floor Area = 259.25							
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
78,100	78,100	78,100	46,823	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,400	0	0	1,123	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
76,700	76,700	76,700	47,946	47,946	0		

009-160-018-00                      2019 Est. T.C.V.                      FERRICK BRIAN & KARYN  
 Property Class: 401                      6186 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	100.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								110,000

Land Improvement Cost Estimates

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

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1170 SF                      Floor Area = 1170 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	Brick	Crawl Space	1,170		
			Total:	111,927	67,156

Other Additions/Adjustments

Exterior					
Brick Veneer		240	2,880	1,728	
Plumbing					
Average Fixture(s)		1	933	560	
Deck					
Treated Wood		92	1,815	1,089	
Water/Sewer					
Public Sewer		1	1,006	604	
Water Well, 50 Feet		1	1,962	1,177	
Built-Ins					
Appliance Allow.		1	1,467	880	
Fireplaces					
Exterior 1 Story		1	4,331	2,599	
			Totals:	126,321	75,793

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCv: 98,531

2019 Est. T.C.V. 009-160-018-00				=	209,481
Est. TCv/Total Floor Area = 179.04, Most recent sale 09/30/2005 for 294,500					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
110,200	110,200	110,200	83,450	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,500	0	2,002	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
104,700	104,700	104,700	85,452	85,452	0

009-160-019-00                      2019 Est. T.C.V.                      SAGE BRUCE J & KAREN E  
 Property Class: 401                      6190 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	100.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								110,000

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls D 5 Blt 1945

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 744 SF    Floor Area = 744 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	744		
Total:				68,044	40,818

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	467		

Porches					
CGEP (1 Story)	216	7,890	4,734		
CGEP (1 Story)	48	2,780	1,668		

Deck					
Treated Wood	225	3,249	1,949		

Water/Sewer					
Public Sewer	1	892	535		
Water Well, 50 Feet	1	1,895	1,137		

Built-Ins					
Appliance Allow.	1	1,243	746		

Totals:                      86,771                      52,054

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      67,670

2019 Est. T.C.V. 009-160-019-00                      =                      177,670

Est. TCV/Total Floor Area = 238.80

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
90,300	90,300	90,300	57,253	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,500	0	0	1,374	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
88,800	88,800	88,800	58,627	58,627	0	

009-160-020-00                      2019 Est. T.C.V.                      BORLE KEITH D & CURTIS A  
 Property Class: 401                      6198 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	100.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.48	40	66	699
Metal Prefab	12.09	96	66	766
Total Estimated Land Improvements True Cash Value =				1,465

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

(11) Heating System: Space Heater  
 Ground Area = 728 SF                      Floor Area = 728 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	728		
Total:				64,255	41,765

Other Additions/Adjustments

Plumbing

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

Porches

CGEP (1 Story)	176	7,656	4,976
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Garages

Class: CD Exterior: Pole (Unfinished)  
 Base Cost                      280                      7,014                      5,331                      \*76% Good

Water/Sewer

Public Sewer	1	1,006	654
Water Well, 50 Feet	1	1,962	1,275

Built-Ins

Appliance Allow.	1	1,467	954
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Fireplaces

Exterior 1 Story	1	4,331	2,815
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Totals:                      90,594                      59,656

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      77,553

2019 Est. T.C.V. 009-160-020-00                      =                      189,018

Est. TCV/Total Floor Area = 259.64, Most recent sale 11/30/1944 for 0

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
99,900	99,900	99,900	81,319	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,400	0	0	1,951	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,500	94,500	94,500	83,270	83,270	0	





009-160-022-00	2019 Est. T.C.V.	MILLER RACHELLE
Property Class: 401		6226 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	100.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	144	71	479
Total Estimated Land Improvements True Cash Value =				479

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

(11) Heating System: Electric Baseboard  
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	Basement	624		
			Total:	68,726	41,236

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,639	983
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Plumbing

Average Fixture(s)	1	933	560
2 Fixture Bath	1	1,970	1,182

Garages

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

Base Cost	480	13,229	7,937
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Water/Sewer

Public Sewer	1	1,006	604
Water Well, 50 Feet	1	1,962	1,177

Built-Ins

Appliance Allow.	1	1,467	880
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Fireplaces

Exterior 1 Story	1	4,331	2,599
Basement Living Area	624	15,831	9,499

Totals: 111,094 66,657

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 86,654

2019 Est. T.C.V. 009-160-022-00 = 197,133

Est. TCV/Total Floor Area = 315.92, Most recent sale 10/26/2012 for 176,200

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
103,900	103,900	103,900	88,740	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,300	0	0	2,129	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,600	98,600	98,600	90,869	90,869	90,869	

009-160-023-00                      2019 Est. T.C.V.                      LINE ROBERT S & BARBARA C  
 Property Class: 401                      6230 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	100.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	100	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 1957

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 888 SF                      Floor Area = 888 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	888		
			Total:	80,727	44,399

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	513		

Porches					
CGEP (1 Story)	77	4,277	2,352		

Deck					
Treated Wood	280	3,833	2,108		
Treated Wood	40	1,186	652		

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      240                      9,643                      5,304

Water/Sewer					
Public Sewer	1	1,006	553		
Water Well, 50 Feet	1	1,962	1,079		

Built-Ins

Appliance Allow.	1	1,467	807		
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Fireplaces

Exterior 1 Story	1	4,331	2,382		
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Totals:                      109,365                      60,149

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      78,194

2019 Est. T.C.V. 009-160-023-00                      =                      189,144

Est. TCV/Total Floor Area = 213.00, Most recent sale 08/06/2014 for 150,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
95,200	95,200	95,200	82,558	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	0	1,981	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,600	94,600	94,600	84,539	84,539	0	

009-160-024-00                      2019 Est. T.C.V.                      WHIPPLE AARON D & SUSAN RAE  
 Property Class: 401                      6240 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	100.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								110,000

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 744 SF                      Floor Area = 744 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	744		
Total:				69,167	41,500

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	560
2 Fixture Bath	1	1,970	1,182

Porches

CGEP (1 Story)	144	6,640	3,984
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Deck

Treated Wood	168	2,740	1,644
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Garages

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

Base Cost	440	12,452	7,471
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Water/Sewer

Public Sewer	1	1,006	604
Water Well, 50 Feet	1	1,962	1,177

Built-Ins

Appliance Allow.	1	1,467	880
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Fireplaces

Exterior 1 Story	1	4,331	2,599
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Totals:                      102,668                      61,601

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      80,081

2019 Est. T.C.V. 009-160-024-00                      =                      190,081

Est. TCV/Total Floor Area = 255.49, Most recent sale 06/01/2017 for 203,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
100,100	100,100	100,100	100,100	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,100	0	0	-5,100	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
95,000	95,000	95,000	102,502	95,000	95,000

009-160-025-00	2019 Est. T.C.V.	VANKUREN ROBIN M
Property Class: 401		6260 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	100.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 110,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	672	71	2,094
Wood Frame	19.43	80	45	699
Total Estimated Land Improvements True Cash Value =				2,793

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls D 5 Blt 1935

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1152 SF Floor Area = 1152 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	864		
1 Story	Siding	Basement	288		
			Total:	106,632	63,979

## Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	778	467	
Porches					
CGEP (1 Story)		50	2,821	1,693	
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		528	15,914	9,548	
Common Wall: 1 Wall		1	-1,906	-1,144	
Door Opener		1	368	221	
Water/Sewer					
Public Sewer		1	892	535	
Water Well, 50 Feet		1	1,895	1,137	
Built-Ins					
Appliance Allow.		1	1,243	746	
			Totals:	128,637	77,182

## Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 =&gt; TCv: 100,337

2019 Est. T.C.V. 009-160-025-00					=	213,130
Est. TCv/Total Floor Area = 185.01						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
103,300	103,300	103,300	68,376	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,300	0	0	1,641	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
106,600	106,600	106,600	70,017	70,017	0	

009-160-026-00                      2019 Est. T.C.V.                      OLIVER CHRISTOPHER & DAWN  
 Property Class: 401                      6270 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	53.00	100.00	0.9855	1.0000	2200	100		114,914
53 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								114,914

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 12-24	13.09	24	0	0
D/W/P: 3.5 Concrete	4.68	574	0	0
Metal Prefab	9.92	240	75	1,786

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 =				2,736

Cost Est. for Res. Bldg: 1 Single Family 1+S                      Cls CD                      Blt 1953

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1400 SF                      Floor Area = 1400 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	1,400		
Total:				115,782	69,467

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	560
2 Fixture Bath	1	1,970	1,182

Porches

CGEP (1 Story)	60	3,607	2,164
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Deck

Treated Wood	75	1,614	968
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Garages

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

Base Cost	352	12,193	7,316
Common Wall: 1 Wall	1	-1,906	-1,144

Water/Sewer

Public Sewer	1	1,006	604
Water Well, 50 Feet	1	1,962	1,177

Built-Ins

Appliance Allow.	1	1,467	880
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Fireplaces

Exterior 1 Story	1	4,331	2,599
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Totals:                      142,959                      85,773

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      111,505

2019 Est. T.C.V. 009-160-026-00                      =                      229,155

Est. TCV/Total Floor Area = 163.68, Most recent sale 08/26/2016 for 240,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
103,700	103,700	103,700	103,223	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,900	0	0	2,477	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
114,600	114,600	114,600	105,700	105,700	0	

009-160-027-00	2019 Est. T.C.V.	HERRON SCOTT
Property Class: 401		6280 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	53.00	100.00	0.9855	1.0000	2200	100		114,914
53 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	114,914

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	9.94	19	50	94
Metal Prefab	10.20	96	25	245
Total Estimated Land Improvements True Cash Value =				339

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

(11) Heating System: Wall/Floor Furnace  
Ground Area = 992 SF Floor Area = 992 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	992		
			Total:	77,901	46,739

## Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778		467	
Porches					
WCP (1 Story)	64	2,273		1,364	
Water/Sewer					
Public Sewer	1	892		535	
Water Well, 50 Feet	1	1,895		1,137	
Built-Ins					
Appliance Allow.	1	1,243		746	
Fireplaces					
Exterior 1 Story	1	3,770		2,262	
Deck					
Treated Wood		894		8,386	5,032
		Totals:		97,138	58,282

## Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 =&gt; TCv: 75,767

2019 Est. T.C.V. 009-160-027-00 = 191,020

Est. TCv/Total Floor Area = 192.56, Most recent sale 12/01/2017 for 195,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
92,200	92,200	92,200	92,200	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,300	0	2,212	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
95,500	95,500	95,500	94,412	94,412	94,412	

009-160-028-00                      2019 Est. T.C.V.                      BRANDT GREGORY A & JEANENE S TTEE  
 Property Class: 401                      6290 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	53.00	100.00	0.9855	1.0000	2200	100		114,914
53 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								114,914

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	624	71	2,215
Total Estimated Land Improvements True Cash Value =				2,215

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 971 SF                      Floor Area = 971 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	971		
Total:				95,684	57,410

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	672
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Porches

CCP (1 Story)	48	1,104	662
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Deck

Treated Wood	200	3,136	2,822	*90% Good
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	384	12,791	7,675	
Class: C Exterior: Block Foundation: 42 Inch (Unfinished)				
Base Cost	392	15,312	9,187	

Water/Sewer

Public Sewer	1	1,134	680
Water Well, 50 Feet	1	2,038	1,223

Built-Ins

Appliance Allow.	1	2,099	1,259
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Totals:                      134,418                      81,590

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      106,067

2019 Est. T.C.V. 009-160-028-00                      =                      223,196

Est. TCV/Total Floor Area = 229.86

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
114,100	114,100	114,100	70,425	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,500	0	0	1,690	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
111,600	111,600	111,600	72,115	72,115	0	

009-160-029-00	2019 Est. T.C.V.	OLSON EDWARD B
Property Class: 401		6300 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	53.00	100.00	0.9855	1.0000	2200	100		114,914
53 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 114,914

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	288	76	1,024
Total Estimated Land Improvements True Cash Value =				1,024

Cost Est. for Res. Bldg: 1	Single Family	1.75S	Cls CD	Blt 1948
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(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 864 SF Floor Area = 1512 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	864		
			Total:	116,826	75,937

## Other Additions/Adjustments

## Plumbing

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

## Porches

CCP (1 Story)	35	790	513
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## Deck

Treated Wood	349	4,425	2,876
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## Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	992	22,598	14,689

## Water/Sewer

Public Sewer	1	1,006	654
Water Well, 50 Feet	1	1,962	1,275

## Built-Ins

Appliance Allow.	1	1,467	954
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## Fireplaces

Wood Stove	1	1,630	1,059
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## Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT)	528	2,117	1,503	*71% Good
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Totals:	155,724	101,346
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## Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:	131,750
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2019 Est. T.C.V. 009-160-029-00	=	247,688
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Est. TCV/Total Floor Area = 163.81

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
124,400	124,400	124,400	81,784	2.40		
2019 New Eq.	Adj.	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	0	1,962	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
123,800	123,800	123,800	83,746	83,746	83,746	



009-160-030-00                      2019 Est. T.C.V.                      KLEIN ROGER K & CAROL J  
 Property Class: 401                      6320 W LAKEVIEW DR  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	100.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	900	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.25S                      Cls C 5 Blt 1980

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1008 SF    Floor Area = 1340 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	438		
2 Story	Siding	Basement	307		
1 Story	Siding	Crawl Space	263		
1 Story	Siding	Overhang	25		
			Total:	144,284	108,226

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,120		840	

Porches					
WGEP (1 Story)	36	3,963		2,972	

Deck					
Treated Wood	399	4,940		3,705	
Treated Wood	88	1,816		1,362	

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost	672	25,341		19,006	
Door Opener	1	415		311	

Water/Sewer

Public Sewer	1	1,134		850	
Water Well, 50 Feet	1	2,038		1,528	

Built-Ins

Appliance Allow.	1	2,099		1,574	
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Fireplaces

Interior 1 Story	1	4,051		3,038	
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Totals:                      191,201                      143,412

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      186,436

2019 Est. T.C.V. 009-160-030-00                      =                      298,936

Est. TCV/Total Floor Area = 223.09, Most recent sale 08/01/2001 for 224,400

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
147,400	147,400	147,400	119,120	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	0	2,858	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
149,500	149,500	149,500	121,978	121,978	0	

009-160-031-00                      2019 Est. T.C.V.                      DITMAR BRAD A & KIMBERLY A  
 Property Class: 401                      6330 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	100.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								110,000

Land Improvement Cost Estimates

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

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

(11) Heating System: Space Heater  
 Ground Area = 950 SF                      Floor Area = 950 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	950		
			Total:	80,909	48,544

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	933	560	
Deck					
Treated Wood		200	3,062	2,266	*74% Good
Water/Sewer					
Public Sewer		1	1,006	604	
Water Well, 50 Feet		1	1,962	1,177	
Built-Ins					
Appliance Allow.		1	1,467	880	
Fireplaces					
Exterior 1 Story		1	4,331	2,599	
			Totals:	93,670	56,630

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 73,619

2019 Est. T.C.V. 009-160-031-00				=	184,569	
Est. TCV/Total Floor Area = 194.28, Most recent sale 06/29/2015 for 195,000						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
93,800	93,800	93,800	87,771	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,500	0	0	2,106	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
92,300	92,300	92,300	89,877	89,877	0	

009-160-032-00                      2019 Est. T.C.V.                      SPURGEON WILLIAM K & MARY K TRUST  
 Property Class: 401                      6350 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	100.00	100.00	0.8409	1.0000	2200	100		184,997
100 Actual Front Feet, 0.23 Total Acres                      Total Est. Land Value =								184,997

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.49	144	97	2,862
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				5,287

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls C 5 Blt 1927

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2656 SF    Floor Area = 2656 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	1,408		
1 Story	Siding	Crawl Space	1,248		
			Total:	264,824	172,104

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	728
3 Fixture Bath	1	3,525	2,291
2 Fixture Bath	1	2,359	1,533

Porches

CGEP (1 Story)	220	10,111	6,572
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Garages

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

Base Cost	795	28,517	18,536
Common Wall: 1 Wall	1	-2,038	-1,325
Door Opener	1	415	270

Water/Sewer

Public Sewer	1	1,134	737
Water Well, 50 Feet	1	2,038	1,325

Built-Ins

Appliance Allow.	1	2,099	1,364
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Fireplaces

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

Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT)	144	577	490	*85% Good
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Totals:                      321,916                      209,327

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      272,125

2019 Est. T.C.V. 009-160-032-00                      =                      462,409

Est. TCV/Total Floor Area = 174.10

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
218,000	218,000	218,000	171,798	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,200	0	0	4,123	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
231,200	231,200	231,200	175,921	175,921	175,921	

009-160-034-00	2019 Est. T.C.V.	SPURGEON WILLIAM K & MARY K TRUST
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	100.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	110,000

2019 Est. T.C.V. 009-160-034-00 = 110,000

Est. TCV/Total Floor Area = 41.42

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
60,000	60,000	60,000	33,303	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-5,000	0	0	799	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
55,000	55,000	55,000	34,102	34,102	34,102		

009-160-035-00	2019 Est. T.C.V.	LC REAL ESTATE ACQUISITION LLC
Property Class: 401		6376 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	94.00	100.00	0.8540	1.0000	2200	100		176,608
94 Actual Front Feet, 0.22 Total Acres								Total Est. Land Value = 176,608

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	602	66	1,744
Total Estimated Land Improvements True Cash Value =				1,744

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1940

(11) Heating System: Space Heater  
 Ground Area = 930 SF Floor Area = 1010 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	610		
1.25 Story	Siding	Piers	320		
			Total:	73,848	49,251

## Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	778	428	
Porches					
CGEP (1 Story)		192	7,250	3,987	
Water/Sewer					
Public Sewer		1	892	491	
Water Well, 50 Feet		1	1,895	1,042	
Built-Ins					
Appliance Allow.		1	1,243	684	
Fireplaces					
Exterior 1 Story		1	3,770	2,073	
			Totals:	89,676	49,321

## Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 =&gt; TCV: 64,117

2019 Est. T.C.V. 009-160-035-00	=	242,469				
Est. TCV/Total Floor Area = 240.07, Most recent sale 04/22/2017 for 200,000						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
116,200	116,200	116,200	116,200	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,000	0	0	2,788	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
121,200	121,200	121,200	118,988	118,988	0	

009-160-037-00	2019 Est. T.C.V.	QUEHL DONALD W
Property Class: 401		6390 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	47.00	100.00	1.0156	1.0000	2200	100		105,012
47 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 105,012

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	480	78	1,752
Total Estimated Land Improvements True Cash Value =				1,752

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1983

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 784 SF Floor Area = 784 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	784		
			Total:	83,668	61,078

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	933	681
3 Fixture Bath	1	2,929	2,138

## Deck

Treated Wood	280	3,833	2,798
Treated Wood	48	1,282	936

## Water/Sewer

Public Sewer	1	1,006	734
Water Well, 50 Feet	1	1,962	1,432

## Built-Ins

Appliance Allow.	1	1,467	1,071
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## Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	1216	26,582	19,405

## Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT)	160	642	546	*85% Good
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Basement Living Area	392	9,945	7,260
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Totals:	134,249	98,079
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## Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 =&gt; TCV: 127,503

2019 Est. T.C.V. 009-160-037-00 = 234,267

Est. TCV/Total Floor Area = 298.81

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
119,500	119,500	119,500	79,494	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,400	0	1,907	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
117,100	117,100	117,100	81,401	81,401	81,401

009-160-038-00                      2019 Est. T.C.V.                      NICHOLS BRENT L  
 Property Class: 401                      6404 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	47.00	100.00	1.0156	1.0000	2200	100		105,012
47 Actual Front Feet, 0.11 Total Acres                      Total Est. Land Value =								105,012

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	9.94	640	0	0
D/W/P: 4in Concrete	4.60	200	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1.5S                      Cls C 10 Blt 2004

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1070 SF    Floor Area = 1935 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,070		
1 Story	Siding	Overhang	330		
			Total:	184,768	166,281

Other Additions/Adjustments

Plumbing

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

Porches

CCP (1 Story)	34	837	753
WPP	56	1,686	1,517

Deck

Treated Wood	170	2,824	2,542
Treated Wood	80	1,718	1,546

Garages

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

Base Cost	646	24,613	22,152
Common Wall: 1/2 Wall	1	-1,019	-917
Door Opener	1	415	373

Water/Sewer

Public Sewer	1	1,134	1,021
Water Well, 50 Feet	1	2,038	1,834

Built-Ins

Appliance Allow.	1	2,099	1,889
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Fireplaces

Prefab 1 Story	1	1,967	1,770
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Totals:                      227,725                      204,941

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      266,423

2019 Est. T.C.V. 009-160-038-00                      =                      376,185  
 Est. TCV/Total Floor Area = 194.41, Most recent sale 08/01/1997 for 97,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
183,100	183,100	183,100	131,394	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	3,153	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
188,100	188,100	188,100	134,547	134,547	134,547

009-160-039-00                      2019 Est. T.C.V.                      MCGEE JEFFREY M & DODY C  
 Property Class: 401                      6416 W LAKEVIEW DR  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	47.00	100.00	1.0156	1.0000	2200	100		105,012
47 Actual Front Feet, 0.11 Total Acres                      Total Est. Land Value =								105,012

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 5 Blt 1998

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1215 SF    Floor Area = 1519 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,215		
			Total:	161,708	142,304

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,709
Plumbing			
Average Fixture(s)	1	1,120	986
3 Fixture Bath	1	3,525	3,102
2 Fixture Bath	1	2,359	2,076
Porches			
WGEP (1 Story)	64	5,441	4,788
Deck			
Treated Wood	255	3,685	3,243
Water/Sewer			
Public Sewer	1	1,134	998
Water Well, 100 Feet	1	4,407	3,878
Built-Ins			
Appliance Allow.	1	2,099	1,847
Fireplaces			
Prefab 1 Story	1	1,967	1,731
Local Cost Items			
SANITARY SEWER	1	0	0
Recreation Room	810	11,883	10,457
		Totals:	201,270    177,119

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCv: 230,255

2019 Est. T.C.V. 009-160-039-00    =                      337,642

Est. TCv/Total Floor Area = 222.28

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
170,600	170,600	170,600	122,770	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,800	0	0	2,946	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
168,800	168,800	168,800	125,716	125,716	0	



009-160-040-00                      2019 Est. T.C.V.                      SCHROEDER JAMES G  
 Property Class: 401                      6430 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	100.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	256	71	909
Total Estimated Land Improvements True Cash Value =				909

Cost Est. for Res. Bldg: 1 Single Family 1.5S                      Cls C 5 Blt 1950

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1027 SF    Floor Area = 1540 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,027		
			Total:	142,232	92,440

Other Additions/Adjustments

Plumbing

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

Deck

Treated Wood	268	3,811	2,477
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Garages

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

Base Cost	352	13,584	8,830
Common Wall: 1/2 Wall	1	-1,019	-662

Water/Sewer

Public Sewer	1	1,134	737
Water Well, 50 Feet	1	2,038	1,325

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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Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT)	480	1,925	1,367	*71% Good
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals:                      174,225                      113,351

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      147,356

2019 Est. T.C.V. 009-160-040-00                      =                      258,265

Est. TCV/Total Floor Area = 167.70

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
130,400	130,400	130,400	105,378	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,300	0	0	2,529	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
129,100	129,100	129,100	107,907	107,907	0	

009-160-041-00 2019 Est. T.C.V. TOMPKINS JEFFREY J & KATHLEEN  
 Property Class: 401 6438 W LAKEVIEW DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	100.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								110,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	700	0	0
D/W/P: 3.5 Concrete	5.00	475	0	0
Wood Frame	19.35	180	50	1,741

## 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 =				4,116

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1302 SF Floor Area = 2278 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,302		
Total:				226,895	181,510

## Other Additions/Adjustments

## Exterior

Stone Veneer	136	3,918	3,134
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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

## Porches

CGEP (1 Story)	72	4,606	3,685
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## Balcony

Wood Balcony	24	742	594
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## Garages

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

Base Cost	552	23,681	18,945
Common Wall: 1 Wall	1	-2,365	-1,892
Door Opener	1	518	414

## Water/Sewer

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

## Built-Ins

Appliance Allow.	1	2,099	1,679
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## Fireplaces

Direct-Vented Gas	1	2,293	1,834
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## Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 274,932 219,939

## Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 285,921

2019 Est. T.C.V. 009-160-041-00 = 400,037

Est. TCV/Total Floor Area = 175.61

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
228,600	228,600	228,600	178,868	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-28,600	0	4,292	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
200,000	200,000	200,000	183,160	183,160	183,160	

Parcel Number: 009-160-041-00

Page: 2



009-160-042-00                      2019 Est. T.C.V.                      ODEGARD TIMOTHY E & TRACEY J  
 Property Class: 401                      6446 W LAKEVIEW DR  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	100.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	11.84	100	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 2014

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1214 SF    Floor Area = 1214 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	Basement	1,214		
			Total:	157,329	152,594

Other Additions/Adjustments

Exterior					
Stone Veneer		40	1,152	1,117	
Basement, Outside Entrance, Below Grade		1	1,942	1,884	
Plumbing					
Average Fixture(s)		1	1,120	1,086	
2 Fixture Bath		1	2,359	2,288	
Water/Sewer					
1000 Gal Septic		1	3,691	3,580	
Water Well, 100 Feet		1	4,407	4,275	
Porches					
WPP		362	4,623	4,484	
WCP (1 Story)		104	3,724	3,612	
Deck					
Treated Wood		45	1,281	1,243	
Garages					
Class: C Exterior: Block Foundation: 18 Inch (Unfinished)					
Base Cost		200	7,928	7,690	
			Totals:	189,556	183,853

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 239,009

2019 Est. T.C.V. 009-160-042-00                      =                      351,384

Est. TCV/Total Floor Area = 289.44

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
172,600	172,600	172,600	129,311	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	0	3,103	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
175,700	175,700	175,700	132,414	132,414	0	

009-160-043-00                      2019 Est. T.C.V.                      HAVERKAMP FAMILY TRUST  
 Property Class: 401                      6450 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	100.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.32	1060	50	3,349
D/W/P: 4in Concrete	5.38	529	50	1,423
Wood Frame	27.65	60	50	829
Total Estimated Land Improvements True Cash Value =				5,601

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls C -5 Blt 1954

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 1380 SF    Floor Area = 1380 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,380		
			Total:	126,532	75,921

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,108	665
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Deck

Treated Wood	67	1,556	934
w/Roof (Roof portion)	240	3,017	1,810

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      440                      13,864                      8,318

Water/Sewer

Public Sewer	1	1,155	693
Water Well, 50 Feet	1	2,076	1,246

Built-Ins

Appliance Allow.	1	2,138	1,283
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Fireplaces

Exterior 1 Story	1	5,035	3,021
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals:                      156,481                      93,891

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      122,058

2019 Est. T.C.V. 009-160-043-00                      =                      237,659

Est. TCV/Total Floor Area = 172.22

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
122,100	122,100	122,100	82,178	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,300	0	0	1,972	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
118,800	118,800	118,800	84,150	84,150	0	

009-160-044-00                      2019 Est. T.C.V.                      JOSEPH ROBERT L & PAMELA A  
 Property Class: 401                      6474 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	100.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	900	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1.5S                      Cls C 5 Blt 1989

(11) Heating System: Forced Hot Water  
 Ground Area = 1374 SF    Floor Area = 2157 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,374		
1 Story	Siding	Overhang	96		
			Total:	212,460	174,240

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	918
3 Fixture Bath	1	3,525	2,890

Porches

CGEP (1 Story)	400	16,548	13,569
CCP (1 Story)	222	4,367	3,581

Deck

Treated Wood	32	1,066	874
Treated Wood	240	3,545	2,907

Garages

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

Base Cost	440	18,797	15,414
Common Wall: 1 Wall	1	-2,038	-1,671
Door Opener	1	415	340

Water/Sewer

Public Sewer	1	1,134	930
Water Well, 50 Feet	1	2,038	1,671

Built-Ins

Appliance Allow.	1	2,099	1,721
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals:                      265,076                      217,384

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCv:                      282,599

2019 Est. T.C.V. 009-160-044-00                      =                      394,949

Est. TCv/Total Floor Area = 183.10

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
195,700	195,700	195,700	155,926	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	0	3,742	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
197,500	197,500	197,500	159,668	159,668	159,668	

009-160-045-00	2019 Est. T.C.V.	HOEFT GORDON J
Property Class: 401		6478 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	100.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 110,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	1322	50	4,105
D/W/P: Brick on Sand	13.67	120	50	820
D/W/P: 4in Concrete	5.29	223	94	1,109
Wood Frame	27.67	56	94	1,457
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 =				9,391

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1928

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1701 SF Floor Area = 2501 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	291		
1 Story	Siding	Basement	1,060		
2 Story	Siding	Basement	150		
1 Story	Siding	Crawl Space	200		
1 Story	Siding	Overhang	650		
			Total:	238,382	166,867

## Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,120	784	
Porches					
CCP (1 Story)		25	642	449	
Deck					
Treated Wood		120	2,236	1,565	
Treated Wood		576	6,290	4,403	
Treated Wood		20	693	485	
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		650	20,495	14,346	
Door Opener		1	415	290	
Water/Sewer					
Public Sewer		1	1,134	794	
Water Well, 50 Feet		1	2,038	1,427	
Built-Ins					
Appliance Allow.		1	2,099	1,469	
Fireplaces					
Exterior 1 Story		1	4,942	3,459	
			Totals:	280,486	196,338

Notes: 2018 2 ADDITION WITH GARAGE

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 =&gt; TCV: 255,239

2019 Est. T.C.V. 009-160-045-00				=	374,630
Est. TCV/Total Floor Area = 149.79					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
160,700	160,700	160,700	105,102	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
21,000	5,600	0	21,000	2,522	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
187,300	187,300	187,300	128,624	128,624	0

009-160-046-00                      2019 Est. T.C.V.                      THOMAS MICHAEL E & SUSAN R  
 Property Class: 401                      6484 W LAKEVIEW DR  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	100.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	1542	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5S                      Cls C 5 Blt 1988

(11) Heating System: Forced Hot Water  
 Ground Area = 1176 SF    Floor Area = 1764 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,176		
			Total:	180,308	146,061

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,573	
Plumbing				
Average Fixture(s)	1	1,120	907	
3 Fixture Bath	1	3,525	2,855	
Deck				
Treated Wood		296	4,061	3,289
Treated Wood		116	2,178	1,764
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		624	19,893	16,113
Common Wall: 1 Wall		1	-2,038	-1,651
Door Opener		1	415	336
Water/Sewer				
Public Sewer		1	1,134	919
Water Well, 100 Feet		1	4,407	3,570
Built-Ins				
Appliance Allow.		1	2,099	1,700
Fireplaces				
Exterior 2 Story		1	6,089	4,932
Local Cost Items				
SANITARY SEWER		1	0	0    *84% Good
Recreation Room		588	8,626	6,987
			Totals:	233,759    189,355

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCv: 246,162

2019 Est. T.C.V. 009-160-046-00					=	358,662
Est. TCv/Total Floor Area = 203.32, Most recent sale 10/01/1997 for 188,000						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
178,000	178,000	178,000	145,536	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
700	600	700	3,492	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
179,300	179,300	179,300	149,728	149,728	0	



009-160-047-00 2019 Est. T.C.V. TRIM RALPH A & JOANNE L TRUSTS  
 Property Class: 401 6490 W LAKEVIEW DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	100.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								110,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	840	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 1991

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1290 SF Floor Area = 2130 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	450		
2 Story	Siding	Basement	840		
			Total:	229,811	183,849

## Other Additions/Adjustments

## Plumbing

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

## Porches

CCP (1 Story)	434	8,059	6,447
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## Deck

Treated Wood	80	1,718	1,374
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## Garages

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

Base Cost	560	18,480	14,784
Common Wall: 1 Wall	1	-2,038	-1,630

## Water/Sewer

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

## Built-Ins

Appliance Allow.	1	2,099	1,679
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## Fireplaces

Interior 1 Story	1	4,051	3,241
Prefab 1 Story	1	1,967	1,574

## Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 276,692 221,354

## Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 287,760

2019 Est. T.C.V. 009-160-047-00 = 400,135

Est. TCV/Total Floor Area = 187.86

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
197,800	197,800	197,800	132,695	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	0	3,184	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
200,100	200,100	200,100	135,879	135,879	135,879	

009-160-048-00                      2019 Est. T.C.V.                      HUXTABLE-KOCH MARY J TRUSTEE  
 Property Class: 401                      6500 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	100.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								110,000

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls CD                      Blt 1932

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 880 SF                      Floor Area = 1132 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	384		
1.75 Story	Siding	Slab	336		
1 Story	Siding	Crawl Space	160		
			Total:	90,523	54,314

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	560		
Deck					
Treated Wood	272	3,762	2,257		
Water/Sewer					
Public Sewer	1	1,006	604		
Water Well, 50 Feet	1	1,962	1,177		
Built-Ins					
Appliance Allow.	1	1,467	880		
Local Cost Items					
SANITARY SEWER	1	0	0		*84% Good
Totals:				99,653	59,792

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 77,729

2019 Est. T.C.V. 009-160-048-00 = 188,679

Est. TCV/Total Floor Area = 166.68

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
96,300	96,300	96,300	60,058	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,000	0	0	1,441	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,300	94,300	94,300	61,499	61,499	0	

009-160-049-00                      2019 Est. T.C.V.                      QUADERER CHARLES F & SALLY A  
 Property Class: 401                      6510 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	100.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	364	0	0
D/W/P: Brick on Sand	13.67	287	0	0
D/W/P: 3.5 Concrete	5.00	249	0	0
D/W/P: Patio Blocks	11.84	218	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls C -5 Blt 1952

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1092 SF    Floor Area = 1092 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	1,092		
Total:				106,454	69,201

Other Additions/Adjustments

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

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		280	11,830	7,689
Common Wall: 1 Wall		1	-2,038	-1,325
Class: C Exterior: Block Foundation: 18 Inch (Unfinished)				
Base Cost		240	9,744	6,334

Water/Sewer	Public Sewer	1	1,134	737
Water Well, 50 Feet		1	2,038	1,325

Built-Ins	Appliance Allow.	1	2,099	1,364
Local Cost Items				

SANITARY SEWER		1	0	0	*85% Good
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Totals:                      132,381                      86,053

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      111,869

2019 Est. T.C.V. 009-160-049-00		=		226,869		
Est. TCV/Total Floor Area = 207.76, Most recent sale 06/22/2007 for 240,000						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
105,800	105,800	105,800	83,563	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	2,000	7,600	2,000	2,000	1,967	1,580
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
113,400	113,400	113,400	85,950	85,950	0	



009-160-051-00                      2019 Est. T.C.V.                      HALL LISA R & MAURICE  
 Property Class: 401                      6521 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100	LOT 51	12,000
<Site Value D> GROUP D BACKLOT					8000	100	LOT 52	8,000
98 Actual Front Feet, 0.25 Total Acres                      Total Est. Land Value =								20,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.37	71	50	723
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 =				1,673

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls D                      Blt 1928

(11) Heating System: Electric Wall Heat  
 Ground Area = 690 SF                      Floor Area = 690 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Piers	480		
1 Story	Siding	Slab	210		
			Total:	57,839	36,796

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	428		
Porches					
CSEP (1 Story)	112	3,278	1,803		
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost	440	8,034	4,419		
Water/Sewer					
Public Sewer	1	892	491		
Water Well, 50 Feet	1	1,895	1,042		
Built-Ins					
Appliance Allow.	1	1,243	684		
Fireplaces					
Exterior 1 Story	1	3,770	2,073		
Local Cost Items					
SANITARY SEWER	1	0	0		*93% Good
Totals:				77,729	42,749

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:                      37,619

2019 Est. T.C.V. 009-160-051-00		=		59,292	
Est. TCV/Total Floor Area = 85.93, Most recent sale 08/01/2016 for 46,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
29,900	29,900	29,900	26,341	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-300	0	0	632	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT	
29,600	29,600	29,600	26,973	26,973                      0	

009-160-053-00                      2019 Est. T.C.V.                      MADDUX SUSAN M FAMILY TRUST  
 Property Class: 401                                                                1625 S BACON AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> GROUP D BACKLOT					8000	100	LOT 53	8,000
<Site Value D> GROUP D BACKLOT					8000	100	LOT 54	8,000
<Site Value D> GROUP D BACKLOT					8000	100	LOT 55	8,000
150 Actual Front Feet, 0.34 Total Acres                      Total Est. Land Value =								24,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	280	0	0
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 =				950

Cost Est. for Res. Bldg: 1 Single Family 1.25S                      Cls CD                      Blt 1965

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 672 SF                      Floor Area = 840 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	672		
			Total:	73,195	43,915

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	560
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Deck

Treated Wood	90	1,795	1,077
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Garages

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

Base Cost	576	15,022	9,013
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Water/Sewer

Public Sewer	1	1,006	604
Water Well, 50 Feet	1	1,962	1,177

Built-Ins

Appliance Allow.	1	1,467	880
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Porches

WCP (1 Story)	20	1,072	643
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals:                      96,452                      57,869

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:                      50,925

2019 Est. T.C.V. 009-160-053-00                      =                      75,875

Est. TCV/Total Floor Area = 90.33, Most recent sale 08/02/2013 for 85,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,500	37,500	37,500	35,428	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	400	0	850	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,900	37,900	37,900	36,278	36,278	0	

009-160-056-00	2019 Est. T.C.V.	VADERSTOW HOWARD J
Property Class: 402		6518 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	C	BACK	LOTS	12K	12000	100	LOT 56	12,000
<Site Value C>	C	BACK	LOTS	12K	12000	100	LOT 57	12,000
98 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 24,000

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 Land Improvement Cost Estimates

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

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 2019 Est. T.C.V. 009-160-056-00 = 24,956

Est. TCV/Total Floor Area = 29.71, Most recent sale 08/06/2012 for 1

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
12,000	12,000	12,000	12,000	2.40	
2019	New	Eq. Adjustment	Loss	Additions	Tax Adjustment
0	500	0	0	0	288
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,500	12,500	12,500	12,288	12,288	0

009-160-058-00                      2019 Est. T.C.V.                      SMITH MATTHEW  
 Property Class: 401                      1656 S OAKWOOD DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100	LOT 58	12,000
<Site Value C> C BACK LOTS 12K					12000	100	LOT 59	12,000
100 Actual Front Feet, 0.23 Total Acres                      Total Est. Land Value =								24,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	1200	0	0
D/W/P: Brick on Sand	13.67	144	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 1975

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1324 SF    Floor Area = 1324 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	1,324		
			Total:	132,111	85,858

Other Additions/Adjustments

Plumbing

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

Porches

CGEP (1 Story)	176	8,631	5,610
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Garages

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

Base Cost	432	18,559	12,063
Door Opener	1	415	270

Water/Sewer

Public Sewer	1	1,134	737
Water Well, 50 Feet	1	2,038	1,325

Built-Ins

Appliance Allow.	1	2,099	1,364
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Fireplaces

Wood Stove	1	1,936	1,258
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Breezeways

Frame Wall	192	10,028	6,518
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Local Cost Items

SANITARY SEWER	1	0	0	*93% Good
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Totals:                      181,596                      118,022

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:                      103,859

2019 Est. T.C.V. 009-160-058-00                      =                      129,759  
 Est. TCV/Total Floor Area = 98.01, Most recent sale 02/12/2016 for 147,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
60,800	60,800	60,800	60,800	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,100	0	0	1,459	
0				0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
64,900	64,900	64,900	62,259	62,259	0



009-160-060-00                      2019 Est. T.C.V.                      NEDERHOOD NATHAN & COURTNEY  
 Property Class: 401                      1676 S OAKWOOD AVE  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.10 Total Acres                      Total Est. Land Value =								12,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	910	0	0
Wood Frame	24.51	80	50	980
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	100	2,000
Total Estimated Land Improvements True Cash Value =				2,980

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls C -5 Blt 1969

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1426 SF    Floor Area = 1954 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	898		
2 Story	Siding	Basement	528		
			Total:	174,417	113,364

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,120		728

Porches					
CCP (1 Story)		50	1,139		740

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		432	15,513		10,083
Storage Over Garage		200	2,086		1,356
Common Wall: 2 Wall		1	-4,076		-2,649
Door Opener		1	415		270

Water/Sewer

Public Sewer		1	1,134		737
Water Well, 50 Feet		1	2,038		1,325

Built-Ins

Appliance Allow.		1	2,099		1,364
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Fireplaces

Interior 1 Story		1	4,051		2,633
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Local Cost Items

SANITARY SEWER		1	0	0	0	*93% Good
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Totals:                      199,936                      129,951

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:                      114,357

2019 Est. T.C.V. 009-160-060-00                      =                      129,337

Est. TCV/Total Floor Area = 66.19, Most recent sale 06/05/2008 for 35,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
59,400	59,400	59,400	57,294	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,300	0	0	1,375	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
64,700	64,700	64,700	58,669	58,669	58,669	

009-160-061-00	2019 Est. T.C.V.	NEDERHOOD NATHAN & COURTNEY
Property Class: 402		S OAKWOOD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	12,000

2019 Est. T.C.V. 009-160-061-00 = 12,000

Est. TCV/Total Floor Area = 6.14, Most recent sale 01/16/2009 for 7,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
6,000	6,000	6,000	1,022	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	24	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
6,000	6,000	6,000	1,046	1,046	1,046			

009-160-062-00                      2019 Est. T.C.V.                      GAFFNEY JACK S & DEBORAH  
 Property Class: 401                      1696 S OAKWOOD ALY  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100	LOT 62	12,000
<Site Value C> C BACK LOTS 12K					12000	100	LOT 63	12,000
111 Actual Front Feet, 0.26 Total Acres                      Total Est. Land Value =								24,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	928	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 1969

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1745 SF                      Floor Area = 1745 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	1,087		
1 Story	Siding	Basement	658		
			Total:	154,639	100,515

Other Additions/Adjustments

Plumbing

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

Deck

Treated Wood	300	4,005	2,603
Treated Wood	80	1,679	1,091

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      480                      13,229                      8,599

Water/Sewer

Public Sewer	1	1,006	654
Water Well, 50 Feet	1	1,962	1,275

Built-Ins

Appliance Allow.	1	1,467	954
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Fireplaces

Exterior 1 Story	1	4,331	2,815
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Local Cost Items

SANITARY SEWER	1	0	0	*93% Good
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Recreation Room	658	9,251	6,013
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Totals:                      194,472                      126,405

Notes: 2018 ADDITION

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:                      111,236

2019 Est. T.C.V. 009-160-062-00                      =                      139,699

Est. TCV/Total Floor Area = 80.06, Most recent sale 07/01/2001 for 72,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
39,600	39,600	39,600	37,572	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
16,400	13,800	0	16,400	901	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
69,800	69,800	69,800	54,873	54,873	54,873

009-160-064-00	2019 Est. T.C.V.	HARRIS RYAN R & TARA C &
Property Class: 402		S OAKWOOD DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
61 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	12,000

2019 Est. T.C.V. 009-160-064-00 = 12,000

Est. TCV/Total Floor Area = 6.88, Most recent sale 02/07/2018 for 260,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
6,000	6,000	6,000	1,802	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	4,198	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
6,000	6,000	6,000	1,845	6,000	6,000			

009-160-065-00	2019 Est. T.C.V.	NEDERHOOD NATHAN & NEDERHOOD DERRIC
Property Class: 402		S OAKWOOD DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
61 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	12,000

2019 Est. T.C.V. 009-160-065-00 = 12,000

Est. TCV/Total Floor Area = 6.88, Most recent sale 07/28/2017 for 15,000

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

009-160-066-00	2019 Est. T.C.V.	SWANSON BRADLEY & SARA
Property Class: 402		S OAKWOOD DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	12,000

2019 Est. T.C.V. 009-160-066-00 = 12,000

Est. TCV/Total Floor Area = 6.88, Most recent sale 07/06/2012 for 15,000

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

009-160-067-00                      2019 Est. T.C.V.                      LADOUCE MARK A & JENNIFER E  
 Property Class: 401                      1665 S OAKWOOD DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*                      LOT 67  
 Description    Frontage    Depth    Front    Depth    Rate    %Adj.    Reason                      Value  
 <Site Value C> C BACK LOTS 12K                      12000    100                      12,000  
 50 Actual Front Feet, 0.10 Total Acres                      Total Est. Land Value =                      12,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	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 Single Family 1.5S                      Cls C 5 Blt 2014

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 446 SF    Floor Area = 780 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	446		
1 Story	Siding	Overhang	111		
Total:				81,802	79,354

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,120		1,086	

Porches					
CCP (1 Story)	106	2,248		2,181	

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost	444	18,914		18,347	
Common Wall: 1 Wall	1	-2,038		-1,977	
Totals:				102,046	98,991

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:                      87,112

2019 Est. T.C.V. 009-160-067-00	=	100,062			
Est. TCV/Total Floor Area = 128.28, Most recent sale 09/28/2012 for 15,090					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
52,500	52,500	52,500	52,500	2.40	
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,500	0	0	-2,500	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
50,000	50,000	50,000	53,760	50,000	0

009-160-068-00	2019 Est. T.C.V.	ANTHONY MARK & LADOUCE JENNIFER E
Property Class: 402		S OAKWOOD DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \* LOT 68 IRR SHAPE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> GROUP D BACKLOT					8000	100		8,000
57 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =			8,000

2019 Est. T.C.V. 009-160-068-00 = 8,000

Est. TCV/Total Floor Area = 10.26, Most recent sale 05/26/2015 for 8,000

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



009-160-069-00                      2019 Est. T.C.V.                      TRIM RALPH & JOANNE  
 Property Class: 401                      6495 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100	LOTS 70&69 IRR	25,000
55 Actual Front Feet, 0.25 Total Acres                      Total Est. Land Value =								25,000

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls CD                      Blt 1958

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,344		
			Total:	111,808	72,675

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	606
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Garages

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

Base Cost	720	19,778	12,856
Common Wall: 1 Wall	1	-1,906	-1,239
Door Opener	1	368	239

Water/Sewer

Public Sewer	1	1,006	654
Water Well, 50 Feet	1	1,962	1,275

Built-Ins

Appliance Allow.	1	1,467	954
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Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	44	187	185	*99% Good
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals:                      135,603                      88,205

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:                      77,620

2019 Est. T.C.V. 009-160-069-00                      =                      103,570

Est. TCV/Total Floor Area = 77.06, Most recent sale 07/01/2016 for 76,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
48,300	48,300	48,300	41,554	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,500	0	997	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
51,800	51,800	51,800	42,551	42,551	0

009-160-071-00 2019 Est. T.C.V. DRACHT JONATHAN D & MICHELLE A  
 Property Class: 401 6491 W LAKEVIEW DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100		25,000
55 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	870	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 960 SF Floor Area = 960 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	Slab	960		
Total:				83,722	61,955

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	690
2 Fixture Bath	1	1,970	1,458

Garages

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

Base Cost	660	16,566	12,259
Common Wall: 1 Wall	1	-1,552	-1,148

Water/Sewer

Public Sewer	1	1,006	744
Water Well, 50 Feet	1	1,962	1,452

Built-Ins

Appliance Allow.	1	1,467	1,086
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 106,074 78,496

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 69,076

2019 Est. T.C.V. 009-160-071-00 = 95,976

Est. TCV/Total Floor Area = 99.97, Most recent sale 09/12/2008 for 0

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
45,900	45,900	45,900	38,334	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	0	920	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,000	48,000	48,000	39,254	39,254	0	

009-160-072-00                      2019 Est. T.C.V.                      DRACHT MICHELLE & TRIM JOANNE  
 Property Class: 401                      6477 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100		25,000
55 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	100	50	234
Wood Frame	23.67	64	50	757
Total Estimated Land Improvements True Cash Value =				991

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 775 SF                      Floor Area = 775 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	775		
Total:				71,685	43,011

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	560		
Porches					
WCP (1 Story)	120	3,775	2,265		
Deck					
Treated Wood	192	2,986	1,792		
Water/Sewer					
Public Sewer	1	1,006	604		
Water Well, 50 Feet	1	1,962	1,177		
Built-Ins					
Appliance Allow.	1	1,467	880		
Local Cost Items					
SANITARY SEWER	1	0	0		*71% Good
Totals:				83,814	50,289

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:                      44,254

2019 Est. T.C.V. 009-160-072-00                      =                      70,245

Est. TCV/Total Floor Area = 90.64, Most recent sale 11/14/2013 for 65,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,800	33,800	33,800	25,525	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	0	612	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,100	35,100	35,100	26,137	26,137	0	

009-160-073-00                      2019 Est. T.C.V.                      JOSEPH ROBERT L & PAMELA A  
 Property Class: 401                      6474 LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100		25,000
55 Actual Front Feet, 0.11 Total Acres                      Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	675	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family GRG                      Cls C                      Blt 1988

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF    Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

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

Garages

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

Base Cost	896	25,778	20,622
Storage Over Garage	450	4,694	3,755
Door Opener	2	830	664
Totals:		31,302	25,041

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCv:                      22,036

2019 Est. T.C.V. 009-160-073-00                      =                      48,006

Est. TCv/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,200	22,200	22,200	12,052	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	0	289	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,000	24,000	24,000	12,341	12,341	12,341	

009-160-074-00	2019 Est. T.C.V.	YEADON NANCY L
Property Class: 401		1616 S PARK BLVD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
46 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 12,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	14.73	216	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 504 SF Floor Area = 504 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	504		
			Total:	46,890	28,134

## Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	778	467	
Deck					
Treated Wood		349	4,321	2,593	
Treated Wood		238	3,368	2,021	
w/Roof (Roof portion)		178	1,910	1,146	
Water/Sewer					
Public Sewer		1	892	535	
Water Well, 50 Feet		1	1,895	1,137	
Built-Ins					
Appliance Allow.		1	1,243	746	
Fireplaces					
Wood Stove		1	1,350	810	
Local Cost Items					
SANITARY SEWER		1	0	0	*93% Good
Totals:			62,647	37,589	

## Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 =&gt; TCV: 33,078

2019 Est. T.C.V. 009-160-074-00 = 46,028

Est. TCV/Total Floor Area = 91.33

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
21,200	21,200	21,200	16,696	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,800	0	400	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,000	23,000	23,000	17,096	17,096	0	

009-160-075-00	2019 Est. T.C.V.	TRIM RALPH A & JOANNE L TRUSTS
Property Class: 401		1929 S OAKWOOD AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
46 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	12,000

2019 Est. T.C.V. 009-160-075-00 = 12,000

Est. TCV/Total Floor Area = 23.81

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	4,149	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	
6,000	6,000	6,000	4,248	4,248	0	

009-160-076-00                      2019 Est. T.C.V.                      TRIM RALPH A & JOANNE L TRUSTS  
 Property Class: 402                      W CIRCLE DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
46 Actual Front Feet, 0.11 Total Acres                      Total Est. Land Value =								12,000

Cost Est. for Res. Bldg: 1 Single Family GRG                      Cls C                      Blt 2006

(11) Heating System: Space Heater  
 Ground Area = 0 SF                      Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

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

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
	Base Cost		780	28,150	27,024
	Door Opener		1	415	398

Water/Sewer

Water Well, 100 Feet		1	4,407	4,231
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Carports

Wood Shingle		672	9,482	9,103
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Totals:                      42,454                      40,756

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:                      35,865

2019 Est. T.C.V. 009-160-076-00                      =                      47,865

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,300	22,300	22,300	20,960	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,600	0	0	503	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,900	23,900	23,900	21,463	21,463	0	

009-160-077-00	2019 Est. T.C.V.	TOMPKINS JEFFREY J & KATHLEEN
Property Class: 402		W CIRCLE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
46 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	12,000

2019 Est. T.C.V. 009-160-077-00 = 12,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/01/1997 for 18,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
6,000	6,000	6,000	1,479	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	35	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
6,000	6,000	6,000	1,514	1,514	0			



009-160-078-00	2019 Est. T.C.V.	TOMPKINS JEFFREY J & KATHLEEN
Property Class: 401		W CIRCLE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
46 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 12,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	144	0	0
Wood Frame	19.92	96	94	1,797
Total Estimated Land Improvements True Cash Value =				1,797

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1992

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

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

## Garages

Class: CD Exterior: Pole (Unfinished)					
Base Cost			1200	19,668	15,734
Totals:				19,668	15,734

## Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 =&gt; TCV: 13,846

2019 Est. T.C.V. 009-160-078-00						=	27,643
Est. TCV/Total Floor Area =	0.00						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
13,700	13,700	13,700	9,741	2.40			
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment		Losses		
0	100	0	233		0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT	
13,800	13,800	13,800	9,974	9,974		0	

009-160-079-00                      2019 Est. T.C.V.                      BLOOMSTER PETER A & SHIRLEY A  
 Property Class: 401                      6471 W CIRCLE DR  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
46 Actual Front Feet, 0.11 Total Acres                      Total Est. Land Value =								12,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	15.49	48	71	528
Total Estimated Land Improvements True Cash Value =				528

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1200 SF                      Floor Area = 1200 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,200		
			Total:	104,788	57,636

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	513
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Porches

CCP (1 Story)	72	1,460	803
CCP (1 Story)	72	1,460	803

Deck

Treated Wood	160	2,654	1,460
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Water/Sewer

Public Sewer	1	1,006	553
Water Well, 50 Feet	1	1,962	1,079

Built-Ins

Appliance Allow.	1	1,467	807
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals:                      115,730                      63,654

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:                      56,016

2019 Est. T.C.V. 009-160-079-00                      =                      68,544

Est. TCV/Total Floor Area = 57.12, Most recent sale 07/01/1996 for 48,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,600	32,600	32,600	30,425	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,700	0	730	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,300	34,300	34,300	31,155	31,155	31,155	



009-160-082-00                      2019 Est. T.C.V.                      FLORY PATRICK G & TAMMY S  
 Property Class: 401                                           W RAILROAD ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*                      LOTS 82 & 83

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> GROUP H SITE10K					10000	100		10,000
<Site Value E> E BACK LOTS					6000	100	LOT 82 - NEEDS FILL	6,000
80 Actual Front Feet, 0.20 Total Acres                      Total Est. Land Value =								16,000

2019 Est. T.C.V. 009-160-082-00                      =                      16,000

Est. TCV/Total Floor Area = 9.48, Most recent sale 09/19/2014 for 16,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,500	7,500	7,500	7,500	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	180	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,000	8,000	8,000	7,680	7,680	0	



009-160-086-00	2019 Est. T.C.V.	PHILLIPS ROSS D & VICKI L, TTEES
Property Class: 402		BUENA VISTA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
46 Actual Front Feet, 0.08 Total Acres							Total Est. Land Value =	12,000

2019 Est. T.C.V. 009-160-086-00 = 12,000

Est. TCV/Total Floor Area = 11.57, Most recent sale 06/26/2009 for 0

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
6,000	6,000	6,000	1,364	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	32	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
6,000	6,000	6,000	1,396	1,396	0			

009-160-087-00                      2019 Est. T.C.V.                      FORSYTHE DOROTHY L  
 Property Class: 401                      6431 W CIRCLE DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100	LOT 87	12,000
<Site Value C> C BACK LOTS 12K					12000	100	LOT 88	12,000
126 Actual Front Feet, 0.29 Total Acres                      Total Est. Land Value =								24,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	576	0	0
Metal Prefab	17.86	54	50	482

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 =				1,432

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls C -5 Blt 1971

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1428 SF    Floor Area = 1428 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	1,428		
			Total:	156,356	93,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	672
3 Fixture Bath	2	7,051	4,231

Deck

Treated Wood	444	5,297	3,178
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Garages

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

Base Cost	576	18,824	11,294
Common Wall: 1 Wall	1	-2,038	-1,223

Water/Sewer

Public Sewer	1	1,134	680
Water Well, 50 Feet	1	2,038	1,223

Built-Ins

Appliance Allow.	1	2,099	1,259
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Fireplaces

Exterior 1 Story	1	4,942	2,965
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Local Cost Items

SANITARY SEWER	1	0	0	*88% Good
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Totals:                      196,823                      118,079

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:                      103,910

2019 Est. T.C.V. 009-160-087-00                      =                      129,342

Est. TCV/Total Floor Area = 90.58, Most recent sale 06/01/1999 for 86,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
61,000	61,000	61,000	56,869	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,700	0	0	1,364	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
64,700	64,700	64,700	58,233	58,233	58,233	





009-160-090-00                      2019 Est. T.C.V.                      RIGGIE ALVERNA (ETAL L/E)  
 Property Class: 401                      1601 S PARK BLVD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100		25,000
50 Actual Front Feet, 0.11 Total Acres                      Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	15.49	48	45	335
Total Estimated Land Improvements True Cash Value =				335

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls CD                      Blt 1964

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 800 SF                      Floor Area = 800 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	800		
Total:				73,700	44,220

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	933	560	
Water/Sewer					
Public Sewer		1	1,006	604	
Water Well, 50 Feet		1	1,962	1,177	
Built-Ins					
Appliance Allow.		1	1,467	880	
Local Cost Items					
SANITARY SEWER		1	0	0	*84% Good
Totals:				79,068	47,441

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:                      41,748

2019 Est. T.C.V. 009-160-090-00                      =                      67,083

Est. TCV/Total Floor Area = 83.85

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,300	32,300	32,300	23,913	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	573	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,500	33,500	33,500	24,486	24,486	0	

009-160-091-00	2019 Est. T.C.V.	ODEGARD TIMOTHY E & TRACEY J
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	GROUP A	25K			25000	100		25,000
50 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 25,000

2019 Est. T.C.V. 009-160-091-00 = 25,000

Est. TCV/Total Floor Area = 31.25

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
12,500	12,500	12,500	2,049	2.40				
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	49	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
12,500	12,500	12,500	2,098	2,098	0			

009-160-092-00                      2019 Est. T.C.V.                      SILER GREG R  
 Property Class: 401                      6437 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100		25,000
50 Actual Front Feet, 0.10 Total Acres                      Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	223	0	0
D/W/P: 4in Ren. Conc.	6.21	720	0	0
Wood Frame	24.51	80	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1.5S                      Cls C 10 Blt 1993

(11) Heating System: Forced Heat & Cool  
 Ground Area = 960 SF    Floor Area = 1440 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	Slab	960		
Total:				145,506	130,953

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	1,008
3 Fixture Bath	1	3,525	3,172
2 Fixture Bath	1	2,359	2,123

Water/Sewer

Public Sewer	1	1,134	1,021
Water Well, 50 Feet	1	2,038	1,834

Built-Ins

Appliance Allow.	1	2,099	1,889
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Fireplaces

Wood Stove	1	1,936	1,742
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Local Cost Items

SANITARY SEWER	1	0	0	*92% Good
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Totals:                      159,717                      143,742

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:                      126,493

2019 Est. T.C.V. 009-160-092-00                      =                      153,918

Est. TCV/Total Floor Area = 106.89, Most recent sale 08/31/2017 for 167,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
71,600	71,600	71,600	71,600	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,400	0	0	1,718	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
77,000	77,000	77,000	73,318	73,318	73,318

009-160-093-00                      2019 Est. T.C.V.                      CHILMAN DEBORAH ETAL  
 Property Class: 401                      6431 W LAKEVIEW DR  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100		25,000
65 Actual Front Feet, 0.13 Total Acres                      Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.25	120	71	1,810
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				2,780

Cost Est. for Res. Bldg: 1 Single Family 1.5S                      Cls C                      Blt 1973

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 600 SF                      Floor Area = 900 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	600		
Total:				83,259	61,611

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,120	829	
Deck					
Treated Wood		216	3,309	2,449	
Treated Wood		160	2,714	2,008	
Water/Sewer					
Public Sewer		1	1,134	839	
Water Well, 50 Feet		1	2,038	1,508	
Built-Ins					
Appliance Allow.		1	2,099	1,553	
Fireplaces					
Wood Stove		1	1,936	1,433	
Local Cost Items					
SANITARY SEWER		1	0	0	*84% Good
Totals:				97,609	72,230

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 63,562

2019 Est. T.C.V. 009-160-093-00				=	91,342
Est. TCV/Total Floor Area = 101.49, Most recent sale 06/01/2002 for 69,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
44,600	44,600	44,600	29,884	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	717	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,700	45,700	45,700	30,601	30,601	0

009-160-094-00 2019 Est. T.C.V. DOLLEY DEAN & SHONNA  
 Property Class: 401 6432 W CIRCLE DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

\* Factors \* LOT 94 & 95(IRR)  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 <Site Value C> C BACK LOTS 12K 12000 100 LOT 94 12,000  
 <Site Value E> E BACK LOTS 6000 100 LOT 95, IRR 6,000  
 199 Actual Front Feet, 0.46 Total Acres Total Est. Land Value = 18,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	1000	0	0
Metal Prefab	11.80	100	45	531
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				1,471

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1350 SF Floor Area = 1350 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	750		
1 Story	Siding	Basement	300		
1 Story	Siding	Crawl Space	300		
			Total:	129,336	86,657

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	933	625
3 Fixture Bath	1	2,929	1,962

## Porches

CCP (1 Story)	240	4,248	2,846
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## Deck

Treated Wood	457	5,278	3,536
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## Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	576	11,267	7,549
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## Water/Sewer

Public Sewer	1	1,006	674
Water Well, 100 Feet	1	4,280	2,868

## Built-Ins

Appliance Allow.	1	1,467	983
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## Fireplaces

Interior 1 Story	1	3,567	2,390
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## Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 164,311 110,090

## Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 96,879

2019 Est. T.C.V. 009-160-094-00 = 116,350

Est. TCV/Total Floor Area = 86.19, Most recent sale 11/18/2016 for 110,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,000	54,000	54,000	53,602	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,200	0	0	1,286	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,200	58,200	58,200	54,888	54,888	0	

009-160-096-00                      2019 Est. T.C.V.                      PHILLIPS ROSS D & VICKI L TTEES  
 Property Class: 401                      6431 W BUENA VISTA BLVD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
65 Actual Front Feet, 0.19 Total Acres                      Total Est. Land Value =								12,000

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls D                      Blt 1964

(11) Heating System: Forced Heat & Cool  
 Ground Area = 700 SF                      Floor Area = 700 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	700		
			Total:	64,848	42,150

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	506
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Porches

CGEP (1 Story)	180	6,935	4,508
CCP (1 Story)	36	745	484
CCP (1 Story)	36	745	484

Deck

Treated Wood	36	1,098	714
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Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      252                      7,636                      4,963

Water/Sewer

Public Sewer	1	892	580
Water Well, 100 Feet	1	4,178	2,716

Built-Ins

Appliance Allow.	1	1,243	808
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Fireplaces

Wood Stove	1	1,350	877
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Totals:                      90,448                      58,790

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:                      51,735

2019 Est. T.C.V. 009-160-096-00                      =                      64,685

Est. TCV/Total Floor Area = 92.41, Most recent sale 06/26/2009 for 62,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,600	30,600	30,600	30,377	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,700	0	0	729	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,300	32,300	32,300	31,106	31,106	0	

009-160-097-00                      2019 Est. T.C.V.                      FLORY PATRICK G & TAMMY S  
 Property Class: 401                      6430 W RAILROAD ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*                      LOTS 97&98

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
<Site Value H> GROUP H SITE10K					10000	100		10,000
92 Actual Front Feet, 0.23 Total Acres                      Total Est. Land Value =								22,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	400	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.25S                      Cls C                      Blt 2015

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 907 SF                      Floor Area = 1688 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	907		
1 Story	Siding	Overhang	328		
			Total:	142,441	141,016

Other Additions/Adjustments

Plumbing

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

Porches

CCP (1 Story)	224	4,399	4,355
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Garages

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

Base Cost	655	20,613	20,407
Common Wall: 1 Wall	1	-2,038	-2,018

Water/Sewer

Public Sewer	1	1,134	1,123
Water Well, 50 Feet	1	2,038	2,018

Totals:                      173,232                      171,500

Notes: 12/19/2014 ELECTIRAL FACEPLATES NOT INSTALLED. -TIM

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCv:                      150,920

2019 Est. T.C.V. 009-160-097-00                      =                      173,870

Est. TCv/Total Floor Area = 103.00, Most recent sale 09/28/2012 for 23,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
80,200	80,200	80,200	79,842	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,700	0	0	1,916	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,900	86,900	86,900	81,758	81,758	0	

009-160-099-00	2019 Est. T.C.V.	FOSS JACK T & BRENDA J
Property Class: 402		BUENA VISTA BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> GROUP H SITE10K					10000	100		10,000
<Site Value E> E BACK LOTS					6000	100	LOT 99 NEEDS FILL	6,000
100 Actual Front Feet, 0.27 Total Acres								Total Est. Land Value = 16,000

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2019 Est. T.C.V. 009-160-099-00 = 16,000

Est. TCV/Total Floor Area = 9.48, Most recent sale 08/01/1999 for 56,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,500	7,500	7,500	1,190	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	28	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,000	8,000	8,000	1,218	1,218	1,218	



009-160-101-00                      2019 Est. T.C.V.                      FOSS JACK T & BRENDA J  
 Property Class: 401                      6401 W BUENA VISTA BLVD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
76 Actual Front Feet, 0.23 Total Acres                      Total Est. Land Value =								12,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	510	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 1962

(11) Heating System: Space Heater  
 Ground Area = 768 SF                      Floor Area = 768 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	600		
1 Story	Siding	Basement	168		
Total:				73,816	44,289

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	560		

Porches					
CGEP (1 Story)	288	10,780	6,468		

Deck					
Treated Wood	246	3,518	2,111		

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	396	11,587	6,952		

Water/Sewer

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

Built-Ins

Appliance Allow.	1	1,467	880		
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good	
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Totals:                      107,387                      64,432

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:                      56,700

2019 Est. T.C.V. 009-160-101-00                      =                      69,650

Est. TCV/Total Floor Area = 90.69

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,000	33,000	33,000	30,732	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	0	737	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,800	34,800	34,800	31,469	31,469	31,469	

009-160-102-00                      2019 Est. T.C.V.                      KEWAY MARILYN J  
 Property Class: 401                      6385 W BUENA VISTA BLVD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
62 Actual Front Feet, 0.38 Total Acres                      Total Est. Land Value =								12,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	144	71	479
Wood Frame	16.86	192	71	2,298
Total Estimated Land Improvements True Cash Value =				2,777

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1152 SF                      Floor Area = 1152 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,152		
			Total:	121,003	78,652

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933		606	

Porches					
CGEP (1 Story)	140	6,521		4,239	

Water/Sewer					
Public Sewer	1	1,006		654	
Water Well, 50 Feet	1	1,962		1,275	

Built-Ins					
Appliance Allow.	1	1,467		954	

Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost	1	26		17	
No Concrete Floor	274	-1,269		-825	

Carports					
Aluminum	274	2,792		1,815	

Local Cost Items					
SANITARY SEWER	1	0		0	*84% Good

Totals:                      134,441                      87,387

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:                      76,901

2019 Est. T.C.V. 009-160-102-00                      =                      91,678

Est. TCV/Total Floor Area = 79.58

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,900	42,900	42,900	35,344	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	0	848	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,800	45,800	45,800	36,192	36,192	36,192	

009-160-103-00                      2019 Est. T.C.V.                      MCGEE JEFFREY M & DODY C  
 Property Class: 401                      W BUENA VISTA BLVD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
74 Actual Front Feet, 0.21 Total Acres                      Total Est. Land Value =								12,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	600	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

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

(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					
Plumbing					
	3 Fixture Bath		1	-3,525	-3,172
Garages					
Class: C Exterior: Pole (Unfinished)					
	Door Opener		2	830	747
	Base Cost		2048	37,499	33,749
Totals:				34,804	31,324

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:                      27,565

2019 Est. T.C.V. 009-160-103-00				=	41,940
Est. TCV/Total Floor Area =	0.00	Most recent sale 11/01/1997 for			27,500
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
19,200	19,200	19,200	19,200	2.40	
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment
0	1,800	0	0	0	460
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
21,000	21,000	21,000	19,660	19,660	0

009-160-106-00 2019 Est. T.C.V. COURTADE THERESA E  
 Property Class: 401 6401 W LAKEVIEW DR  
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

\* Factors \* PRT 106, 105 & 104  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 <Site Value A> GROUP A 25K 25000 100 25,000  
 <Site Value A> GROUP A 25K 25000 100 LOT 103 25,000  
 125 Actual Front Feet, 0.33 Total Acres Total Est. Land Value = 50,000

Land Improvement Cost Estimates

Description Rate Size % Good Cash Value  
 D/W/P: 4in Ren. Conc. 6.21 900 0 0  
 Residential Local Cost Land Improvements  
 Description Rate Size % Good Cash Value  
 LAND IMPROVE 2500 2,500.00 1 100 2,500  
 Total Estimated Land Improvements True Cash Value = 2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2003

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1108 SF Floor Area = 1781 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,008		
1.25 Story	Siding	Slab	100		
1 Story	Siding	Overhang	144		
Total:				176,168	158,535

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	1,008
3 Fixture Bath	1	3,525	3,172
Separate Shower	1	1,032	929

Porches

WCP (1 Story)	192	5,933	5,340
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Deck

Treated Wood	432	5,206	4,685
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Garages

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

Base Cost	576	22,654	20,389
Door Opener	1	415	373

Class: CD Exterior: Pole (Unfinished)

Base Cost	1120	18,357	16,521
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Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,889
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Fireplaces

Direct-Vented Gas	1	2,293	2,064
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Totals: 244,343 219,892

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 193,505

2019 Est. T.C.V. 009-160-106-00			=	246,005
Est. TCV/Total Floor Area = 138.13, Most recent sale 05/26/2017 for 255,000				
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
95,300	95,300	95,300	107,300	2.40
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
12,000	15,700	0	14,575	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
123,000	123,000	123,000	109,875	109,875

009-160-107-00                      2019 Est. T.C.V.                      ROOT BRANDI S  
 Property Class: 401                      6370 W BUENA VISTA  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> GROUP H SITE10K					10000	100		10,000
<Site Value H> GROUP H SITE10K					10000	100	LOT 108	10,000
85 Actual Front Feet, 0.18 Total Acres                      Total Est. Land Value =								20,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.77	48	56	612
Total Estimated Land Improvements True Cash Value =				612

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls D 10 Blt 1938

(11) Heating System: Space Heater  
 Ground Area = 1275 SF    Floor Area = 1275 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,275		
Total:				108,130	59,453

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	428
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Garages

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

Base Cost	240	8,539	4,696
Common Wall: 1 Wall	1	-1,753	-964
Door Opener	1	327	180

Water/Sewer

Public Sewer	1	892	491
Water Well, 50 Feet	1	1,895	1,042

Built-Ins

Appliance Allow.	1	1,243	684
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Fireplaces

Exterior 1 Story	1	3,770	2,073
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals:                      123,821                      68,083

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:                      59,913

2019 Est. T.C.V. 009-160-107-00                      =                      80,525

Est. TCV/Total Floor Area = 63.16, Most recent sale 03/01/2003 for 75,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
34,700	34,700	34,700	24,865	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,600	0	0	596	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,300	40,300	40,300	25,461	25,461	0

009-160-109-00                      2019 Est. T.C.V.                      RETHMANN GERALD J II & ANDREA J  
 Property Class: 401                      6371 W BUENA VISTA DR  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
62 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	12,000

Cost Est. for Res. Bldg: 1 Single Family 1.25S                      Cls C 5 Blt 1961

(11) Heating System: Forced Air w/o Ducts  
 Ground Area = 601 SF    Floor Area = 701 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	401		
1 Story	Siding	Slab	200		
			Total:	71,887	43,133

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	672
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                                      330                      11,623                      6,974

Water/Sewer

Public Sewer	1	1,134	680
Water Well, 50 Feet	1	2,038	1,223

Built-Ins

Appliance Allow.	1	2,099	1,259
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Fireplaces

Interior 2 Story	1	5,044	3,026
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Local Cost Items

SANITARY SEWER	1	0	0	*88% Good
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Totals:                      94,945                      56,967

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:                      50,131

2019 Est. T.C.V. 009-160-109-00                      =                      62,131

Est. TCV/Total Floor Area = 88.63, Most recent sale 06/11/2018 for 83,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,300	31,300	31,300	29,098	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-200	0	0	2,002	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,100	31,100	31,100	29,796	31,100	0	

009-160-110-00                      2019 Est. T.C.V.                      SHAFER ERIC D & BONNIE J &  
 Property Class: 401                      6367 W BUENA VISTA DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
62 Actual Front Feet, 0.22 Total Acres                      Total Est. Land Value =								12,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	4.92	270	0	0
Wood Frame	18.21	144	50	1,311
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 =				2,261

Cost Est. for Res. Bldg: 1 Single Family 1.25S                      Cls CD                      Blt 1962

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 988 SF                      Floor Area = 1235 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	988		
			Total:	113,890	70,611

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	578		

Deck

Treated Wood	64	1,503	932		
Treated Wood	80	1,679	1,041		

Garages

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

Base Cost	624	17,821	11,049		
Common Wall: 1/2 Wall	1	-950	-589		
Door Opener	1	368	228		

Water/Sewer

Public Sewer	1	1,006	624		
Water Well, 50 Feet	1	1,962	1,216		

Built-Ins

Appliance Allow.	1	1,467	910		
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Totals:                      139,679                      86,600

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:                      76,208

2019 Est. T.C.V. 009-160-110-00                      =                      90,469

Est. TCV/Total Floor Area = 73.25

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
43,200	43,200	43,200	34,565	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,000	0	829	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,200	45,200	45,200	35,394	35,394	35,394	





009-160-113-00	2019 Est. T.C.V.	FRASER STEVE K & LOUISE E
Property Class: 402		S MAPLEWOOD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
60 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	12,000

2019 Est. T.C.V. 009-160-113-00 = 12,000

Est. TCV/Total Floor Area = 9.72, Most recent sale 11/02/2018 for 13,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
3,500	3,500	3,500	910	2.40				
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses				
0	2,500	0	5,090	0				
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
6,000	6,000	6,000	931	6,000	0			

009-160-114-00	2019 Est. T.C.V.	FRASER STEVE K & LOUISE
Property Class: 402		S MAPLEWOOD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	12,000

2019 Est. T.C.V. 009-160-114-00 = 12,000

Est. TCV/Total Floor Area = 9.72, Most recent sale 05/31/2018 for 25,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
3,500	3,500	3,500	3,500	2.40				
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	2,500	0	0	2,500	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
6,000	6,000	6,000	3,584	6,000	0			

009-160-115-00	2019 Est. T.C.V.	FRASER STEVE K & LOUISE
Property Class: 402		S MAPLEWOOD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
100 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	12,000

2019 Est. T.C.V. 009-160-115-00 = 12,000

Est. TCV/Total Floor Area = 9.72, Most recent sale 05/31/2018 for 25,500

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



009-160-118-00                      2019 Est. T.C.V.                      DAVIS FRANK D  
 Property Class: 401                      6371 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
93 Actual Front Feet, 0.24 Total Acres                      Total Est. Land Value =								12,000

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 793 SF                      Floor Area = 793 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	793		
			Total:	74,378	44,627

Other Additions/Adjustments

Exterior					
Brick Veneer			56	672	403

Plumbing					
Average Fixture(s)			1	933	560

Porches					
CCP (1 Story)			81	1,622	973

Garages

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

Base Cost		441	14,077	8,446
Common Wall: 1/2 Wall		1	-950	-570

Water/Sewer

Public Sewer		1	1,006	604
Water Well, 50 Feet		1	1,962	1,177

Built-Ins

Appliance Allow.		1	1,467	880
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Fireplaces

Interior 1 Story		1	3,567	2,140
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Local Cost Items

SANITARY SEWER		1	0	0	*84% Good
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Totals:                      98,734                      59,240

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:                      52,131

2019 Est. T.C.V. 009-160-118-00                      =                      64,131

Est. TCV/Total Floor Area = 80.87

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,900	31,900	31,900	26,630	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	639	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,100	32,100	32,100	27,269	27,269	0	

009-160-119-00	2019 Est. T.C.V.	DAVIS FRANK D
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.08 Total Acres							Total Est. Land Value =	12,000

2019 Est. T.C.V. 009-160-119-00 = 12,000

Est. TCV/Total Floor Area = 15.13

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	1,821	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	43	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	1,864	1,864	0	

009-160-120-00	2019 Est. T.C.V.	SPURGEON WILLIAM K & MARY K TRUST
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
1 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	12,000

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Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.80	80	50	872
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				1,842

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2019 Est. T.C.V. 009-160-120-00 = 13,842

Est. TCV/Total Floor Area = 17.46

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,700	6,700	6,700	1,479	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	35	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,900	6,900	6,900	1,514	1,514	1,514	

009-160-123-00                      2019 Est. T.C.V.                      ROWELL ROBIN GAYLE TRUST  
 Property Class: 401                      W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> GROUP H SITE10K					10000	100		10,000
80 Actual Front Feet, 0.22 Total Acres                      Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	144	71	449
Total Estimated Land Improvements True Cash Value =				449

Cost Est. for Res. Bldg: 1 Single Family GRG                      Cls CD                      Blt 1977

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

Building Areas

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

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      384                      11,374                      6,824

Deck

w/Roof (Roof portion)                      144                      1,752                      1,051

Totals:                      13,126                      7,875

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:                      6,930

2019 Est. T.C.V. 009-160-123-00                      =                      17,379

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,800	9,800	9,800	6,955	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,100	0	0	166	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,700	8,700	8,700	7,121	7,121	0	



009-160-124-00                      2019 Est. T.C.V.                      ROWELL ROBIN GAYLE TRUST  
 Property Class: 401                      6313 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> GROUP H SITE10K					10000	100	LOT 126	10,000
<Site Value E> E BACK LOTS					6000	100	LOT 125	6,000
<Site Value E> E BACK LOTS					6000	100	LOT 124, IRR	6,000
185 Actual Front Feet, 0.34 Total Acres                      Total Est. Land Value =								22,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	246	71	767
Total Estimated Land Improvements True Cash Value =				767

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls D                      Blt 1949

(11) Heating System: Space Heater  
 Ground Area = 1202 SF                      Floor Area = 1202 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	1,202		
Total:				105,582	63,349

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	467
2 Fixture Bath	1	1,633	980

Water/Sewer

Public Sewer	1	892	535
Water Well, 50 Feet	1	1,895	1,137

Built-Ins

Appliance Allow.	1	1,243	746
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Fireplaces

Exterior 1 Story	1	3,770	2,262
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Totals:                      115,793                      69,476

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:                      61,139

2019 Est. T.C.V. 009-160-124-00                      =                      83,906

Est. TCV/Total Floor Area = 69.81

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,800	41,800	41,800	30,530	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	732	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,000	42,000	42,000	31,262	31,262	0	

009-160-127-00	2019 Est. T.C.V.	ROWELL ROBIN GAYLE TRUST
Property Class: 402		BIRCHWOOD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					6000	100	TRIANGLE	6,000
92 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	6,000

2019 Est. T.C.V. 009-160-127-00 = 6,000

Est. TCV/Total Floor Area = 4.99

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,500	2,500	2,500	448	2.40			
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	500	0	0	10	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
3,000	3,000	3,000	458	458	0		

009-160-128-00	2019 Est. T.C.V.	ROWELL ROBIN GAYLE TRUST
Property Class: 402		BUENA VISTA BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> GROUP D BACKLOT					8000	100		8,000
65 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	8,000

2019 Est. T.C.V. 009-160-128-00 = 8,000

Est. TCV/Total Floor Area = 6.66

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
4,000	4,000	4,000	794	2.40			
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	19	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
4,000	4,000	4,000	813	813	0		

009-160-129-00                      2019 Est. T.C.V.                      HUNTER CRAIG & TERESA  
 Property Class: 401                      BEACHWOOD ST  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> GROUP H SITE10K					10000	100	LOT 129	10,000
<Site Value H> GROUP H SITE10K					10000	100	LOT 130	10,000
<Site Value H> GROUP H SITE10K					10000	100	LOT 131	10,000
159 Actual Front Feet, 0.40 Total Acres                      Total Est. Land Value =								30,000

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

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 0 SF                      Floor Area = 672 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	672		
Total:				28,137	24,198

Other Additions/Adjustments

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      780                      18,494                      15,905

Water/Sewer

Public Sewer	1	892	767
Water Well, 50 Feet	1	1,895	1,630

Totals:                      49,418                      42,500

Notes: GRG W/UPPER LIVING AREA

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:                      37,400

2019 Est. T.C.V. 009-160-129-00                      =                      67,400

Est. TCV/Total Floor Area = 100.30, Most recent sale 11/01/1997 for 10,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,400	41,400	41,400	36,114	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-7,700	0	0	-2,414	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,700	33,700	33,700	36,980	33,700	0	

009-160-132-00                      2019 Est. T.C.V.                      SPITZLEY JAMES P & BARBARA A  
 Property Class: 401                      BEACHWOOD AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100		25,000
58 Actual Front Feet, 0.18 Total Acres                      Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	11.03	104	66	757
Total Estimated Land Improvements True Cash Value =				757

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 936 SF                      Floor Area = 936 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	936		
Total:				84,032	50,418

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	923	554	
Porches					
CGEP (1 Story)		208	8,516	5,110	
Water/Sewer					
Public Sewer		1	1,025	615	
Water Well, 50 Feet		1	1,998	1,199	
Built-Ins					
Appliance Allow.		1	1,495	897	
Fireplaces					
Interior 1 Story		1	3,633	2,180	
Totals:				101,622	60,973

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 53,656

2019 Est. T.C.V. 009-160-132-00                      =                      79,413

Est. TCV/Total Floor Area = 84.84

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,100	39,100	39,100	30,425	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	0	730	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,700	39,700	39,700	31,155	31,155	0	

009-160-133-00                      2019 Est. T.C.V.                      JAMROZY RICHARD J  
 Property Class: 401                      6293 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

\* Factors \*

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	9.94	90	0	0
D/W/P: 4in Concrete	4.60	96	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE                      Cls D                      Blt 1990

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1040 SF                      Floor Area = 1040 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	Basement	1,040		
Total:				96,263	76,046

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	615
3 Fixture Bath	1	2,463	1,946

Porches

WCP (1 Story)	260	5,642	4,457
WPP	16	572	452

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      576                      14,688                      11,604

Water/Sewer

Public Sewer	1	892	705
Water Well, 100 Feet	1	4,178	3,301

Built-Ins

Appliance Allow.	1	1,243	982
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Totals:                      126,719                      100,108

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.600 => TCV:                      60,065

2019 Est. T.C.V. 009-160-133-00                      =                      86,015

Est. TCV/Total Floor Area = 82.71

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,000	53,000	53,000	31,369	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-10,000	0	0	752	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,000	43,000	43,000	32,121	32,121	0	

009-160-134-00                      2019 Est. T.C.V.                      WOLCOTT HENRY W & NELL H TRUST  
 Property Class: 401                      6275 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100		25,000
58 Actual Front Feet, 0.14 Total Acres                      Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	507	50	1,113
Wood Frame	15.84	160	50	1,267
Wood Frame	15.84	160	50	1,267
Total Estimated Land Improvements True Cash Value =				3,647

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls D 10 Blt 1954

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 964 SF    Floor Area = 964 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	964		
Total:				85,553	51,320

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1		778	467
Porches					
CSEP (1 Story)		228		5,716	3,430
Water/Sewer					
Public Sewer		1		892	535
Water Well, 50 Feet		1		1,895	1,137
Built-Ins					
Appliance Allow.		1		1,243	746
Totals:				96,077	57,635

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:                      50,719

2019 Est. T.C.V. 009-160-134-00				=	79,366
Est. TCV/Total Floor Area = 82.33, Most recent sale 01/01/2012 for 57,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,200	33,200	33,200	25,014	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
3,000	3,500	0	3,000	600	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
39,700	39,700	39,700	28,614	28,614	0

009-160-135-00 2019 Est. T.C.V. CAULFIELD JAMES & BENSON NANCY  
 Property Class: 401 1616 S ELMWOOD DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100		25,000
58 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								25,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	11.09	40	0	0
D/W/P: 3.5 Concrete	4.39	300	0	0
Metal Prefab	11.17	80	35	313

## Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				1,283

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D 10 Blt 1976

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 912 SF Floor Area = 912 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	912		
Total:				95,504	62,066

## Other Additions/Adjustments

Exterior					
Brick Veneer		64	705	458	

Plumbing					
Average Fixture(s)		1	778	506	
2 Fixture Bath		1	1,633	1,061	

Porches					
CPP		40	690	448	

## Garages

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

Base Cost	480	12,950	8,417	
Common Wall: 1 Wall	1	-1,753	-1,139	
Door Opener	1	327	213	

## Water/Sewer

Public Sewer	1	892	580	
Water Well, 50 Feet	1	1,895	1,232	

## Built-Ins

Appliance Allow.	1	1,243	808	
Recreation Room	912	12,549	1,255	

Totals: 127,413 75,905

## Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCv: 66,796

2019 Est. T.C.V. 009-160-135-00 = 93,079

Est. TCv/Total Floor Area = 102.06

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
43,300	43,300	43,300	36,473	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	0	875	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,500	46,500	46,500	37,348	37,348	0	



009-160-136-00                      2019 Est. T.C.V.                      MCCOMAS FAMILY REV TRUST  
 Property Class: 401                      1626 S ELMWOOD  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.13 Total Acres                      Total Est. Land Value =								12,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	600	0	0
Wood Frame	25.55	48	50	613
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 =				1,563

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1008 SF                      Floor Area = 1008 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,008		
Total:				103,104	67,017

Other Additions/Adjustments

Plumbing

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

Porches

CPP	60	978	636
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Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      480                      13,229                      8,599

Water/Sewer

Public Sewer	1	1,006	654
Water Well, 50 Feet	1	1,962	1,275

Built-Ins

Appliance Allow.	1	1,467	954
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Totals:                      124,649                      81,021

Notes: WALL UNIT AC

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:                      71,298

2019 Est. T.C.V. 009-160-136-00                      =                      84,861

Est. TCV/Total Floor Area = 84.19, Most recent sale 09/15/2003 for 86,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,000	41,000	41,000	40,503	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	0	972	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,400	42,400	42,400	41,475	41,475	0	



009-160-138-00                      2019 Est. T.C.V.                      ROUSSE MICHAEL J L/E & ET AL J/T  
 Property Class: 401                      1646 S ELMWOOD ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
47 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	12,000

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls D                      Blt 1977

(11) Heating System: Space Heater  
 Ground Area = 672 SF      Floor Area = 672 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	672		
			Total:	66,796	43,417

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1		778	506
Deck					
Treated Wood		40		1,162	755
Water/Sewer					
Public Sewer		1		892	580
Water Well, 50 Feet		1		1,895	1,232
Built-Ins					
Appliance Allow.		1		1,243	808
Local Cost Items					
SANITARY SEWER		1		0	0      *86% Good
			Totals:	72,766	47,298

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:                      41,622

2019 Est. T.C.V. 009-160-138-00                      =                      53,622

Est. TCV/Total Floor Area = 79.79

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,800	23,800	23,800	23,660	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,000	0	567	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,800	26,800	26,800	24,227	24,227	24,227	

009-160-139-00	2019 Est. T.C.V.	JAMROZY LINDA M ETAL
Property Class: 402		S ELMWOOD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
47 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	12,000

2019 Est. T.C.V. 009-160-139-00 = 12,000

Est. TCV/Total Floor Area = 17.86

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	1,934	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	46	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	1,980	1,980	0	

009-160-140-00                      2019 Est. T.C.V.                      STRZELEWICZ DANIELINE  
 Property Class: 401                      6255 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	C	BACK	LOTS	12K	12000	100		12,000
<Site Value C>	C	BACK	LOTS	12K	12000	100	LOT 141	12,000
<Site Value C>	C	BACK	LOTS	12K	12000	100	LOT 142	12,000
160 Actual Front Feet, 0.41 Total Acres                      Total Est. Land Value =								36,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	144	66	417
Total Estimated Land Improvements True Cash Value =				417

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls D 5 Blt 1951

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 816 SF      Floor Area = 816 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	816		
Total:				71,259	42,752

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	467		

Porches					
CGEP (1 Story)	192	7,250	4,350		

Garages

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

Water/Sewer

Public Sewer	1	892	535		
Water Well, 50 Feet	1	1,895	1,137		

Built-Ins

Appliance Allow.	1	1,243	746		
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Totals:                      94,027                      56,413

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:                      49,643

2019 Est. T.C.V. 009-160-140-00                      =                      86,060

Est. TCV/Total Floor Area = 105.47

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,600	40,600	40,600	30,223	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	0	725	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,000	43,000	43,000	30,948	30,948	0	

009-160-143-00                      2019 Est. T.C.V.                      LAPAK DAVID A & ANN M  
 Property Class: 401                      6225 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100		25,000
<Site Value E> E BACK LOTS					6000	100	1/2 LOT 145 &146	6,000
158 Actual Front Feet, 0.38 Total Acres                      Total Est. Land Value =								31,000

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 840 SF                      Floor Area = 840 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	840		
Total:				88,643	48,755

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	513
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Porches

CSEP (1 Story)	72	2,547	1,401
CCP (1 Story)	80	1,605	883

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      506                      15,463                      8,505

Water/Sewer

Public Sewer	1	1,006	553
Water Well, 50 Feet	1	1,962	1,079

Built-Ins

Appliance Allow.	1	1,467	807
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Totals:                      113,626                      62,496

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:                      54,996

2019 Est. T.C.V. 009-160-143-00                      =                      85,996

Est. TCV/Total Floor Area = 102.38

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
46,000	46,000	46,000	31,888	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,000	0	0	765	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,000	43,000	43,000	32,653	32,653	0	

009-160-144-00                      2019 Est. T.C.V.                      VENEMA DOUGLAS & DIANE  
 Property Class: 401                      W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100		25,000
58 Actual Front Feet, 0.09 Total Acres                      Total Est. Land Value =								25,000

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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

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

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF                      Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

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

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	15,022	10,515
Totals:				15,022	10,515

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:                      9,253

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2019 Est. T.C.V. 009-160-144-00					=	35,203
Est. TCV/Total Floor Area =	0.00					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,600	17,600	17,600	11,228	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	269	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,600	17,600	17,600	11,497	11,497	0	

009-160-145-00	2019 Est. T.C.V.	LINE ROBERT S & BARBARA C
Property Class: 402		OTTAWA
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
55 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	12,000

2019 Est. T.C.V. 009-160-145-00 = 12,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 01/07/2004 for 0

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
6,000	6,000	6,000	1,138	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	27	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
6,000	6,000	6,000	1,165	1,165	0			



009-160-147-00                      2019 Est. T.C.V.                      COOPER STEVEN & LAURIE  
 Property Class: 401                      6195 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100		25,000
58 Actual Front Feet, 0.20 Total Acres                      Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	4.92	446	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 1962

(11) Heating System: Space Heater  
 Ground Area = 912 SF                      Floor Area = 912 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	576		
1 Story	Siding	Basement	336		
Total:				86,118	55,977

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	606		

Deck					
Treated Wood	240	3,463	2,251		

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      440                      12,452                      8,094

Water/Sewer

Public Sewer	1	1,006	654
Water Well, 50 Feet	1	1,962	1,275

Built-Ins

Appliance Allow.	1	1,467	954
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Totals:                      107,401                      69,811

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:                      61,433

2019 Est. T.C.V. 009-160-147-00                      =                      87,383

Est. TCV/Total Floor Area = 95.81, Most recent sale 10/21/2016 for 75,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,700	40,700	40,700	32,166	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	0	771	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,700	43,700	43,700	32,937	32,937	0	

009-160-148-00                      2019 Est. T.C.V.                      FERRICK BRIAN & KARYN  
 Property Class: 401                      W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100		25,000
57 Actual Front Feet, 0.18 Total Acres                      Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	448	76	1,594
Metal Prefab	11.80	100	35	413
Total Estimated Land Improvements True Cash Value =				2,007

Cost Est. for Res. Bldg: 1 Single Family GRG                      Cls CD                      Blt 1981

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF                      Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

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

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			840	19,765	15,812
Storage Over Garage			800	7,424	5,939
Totals:				27,189	21,751

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:                      19,141

2019 Est. T.C.V. 009-160-148-00					=	46,148
Est. TCV/Total Floor Area = 0.00						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
21,600	21,600	21,600	12,315	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	0	295	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,100	23,100	23,100	12,610	12,610	0	

009-160-149-00	2019 Est. T.C.V.	KENNEDY FAMILY LIVING TRUST
Property Class: 401		6181 LAKEVIEW DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

\* Factors \*

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

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Land Improvement Cost Estimates

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

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2019 Est. T.C.V. 009-160-149-00 = 26,010

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
12,900	12,900	12,900	2,619	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	100	0	0	62	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
13,000	13,000	13,000	2,681	2,681	0

009-160-150-00	2019 Est. T.C.V.	LOTT JAMES R ET AL
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100		25,000
55 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	25,000

2019 Est. T.C.V. 009-160-150-00 = 25,000

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
12,500	12,500	12,500	2,164	2.40				
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	51	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
12,500	12,500	12,500	2,215	2,215	0			

009-160-151-00 2019 Est. T.C.V. DERUITER ADVERTISING & CONSULTING I  
 Property Class: 401 6159 W LAKEVIEW DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100		25,000
55 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.04	630	45	578
Metal Prefab	9.33	144	35	470
Total Estimated Land Improvements True Cash Value =				1,048

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1992

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1248 SF Floor Area = 1248 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,248		
			Total:	99,100	74,324

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	583		

Deck					
Treated Wood	160	2,597	1,948		

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	384	9,765	7,324		

Water/Sewer

Public Sewer	1	892	669		
Water Well, 50 Feet	1	1,895	1,421		

Built-Ins

Appliance Allow.	1	1,243	932		
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Fireplaces

Wood Stove	1	1,350	1,012		
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Local Cost Items

SANITARY SEWER	1	0	0	*79% Good	
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Totals: 117,620 88,213

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.600 => TCV: 52,928

2019 Est. T.C.V. 009-160-151-00 = 78,976

Est. TCV/Total Floor Area = 63.28, Most recent sale 10/13/2014 for 66,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
45,700	45,700	45,700	38,389	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-6,200	0	921	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
39,500	39,500	39,500	39,310	39,310	0

009-160-152-00                      2019 Est. T.C.V.                      DERUITER BRUE & JOHANNA  
 Property Class: 401                      W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100		25,000
55 Actual Front Feet, 0.13 Total Acres                      Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	1250	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 GRG                      Cls C 10 Blt 2015

(11) Heating System: Space Heater  
 Ground Area = 0 SF    Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

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

Garages

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

Storage Over Garage	576	6,008	5,828
Door Opener	2	830	805
Base Cost	1170	38,399	37,247
Totals:		45,237	43,880

Notes: WINDOW A/C ON 2ND FLOOR.    1BATH

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCv:    38,614

2019 Est. T.C.V. 009-160-152-00                      =    68,364

Est. TCv/Total Floor Area = 0.00, Most recent sale 10/13/2014 for 12,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,000	30,000	30,000	23,891	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,200	0	0	573	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,200	34,200	34,200	24,464	24,464	24,464	

009-160-153-00	2019 Est. T.C.V.	SELENO RICHARD R & KATHY L
Property Class: 401		6129 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100		25,000
58 Actual Front Feet, 0.15 Total Acres								Total Est. Land Value = 25,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	9.94	288	0	0
Metal Prefab	9.33	144	50	672
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 =				1,622

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

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 924 SF Floor Area = 924 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	924		
Total:				75,872	49,316

## Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	778	506	
2 Fixture Bath		1	1,633	1,061	
Water/Sewer					
Public Sewer		1	892	580	
Water Well, 50 Feet		1	1,895	1,232	
Built-Ins					
Appliance Allow.		1	1,243	808	
Totals:				82,313	53,503

## Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 =&gt; TCV: 47,083

2019 Est. T.C.V. 009-160-153-00	=	73,705			
Est. TCV/Total Floor Area = 79.77					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
32,100	32,100	32,100	18,822	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,800	0	451	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
36,900	36,900	36,900	19,273	19,273	0

009-160-154-00                      2019 Est. T.C.V.                      DRACHT GAYLE TRUST & DRACHT MARY  
 Property Class: 401                      6119 W LAKEVIEW DR  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100		25,000
59 Actual Front Feet, 0.18 Total Acres                      Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	340	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 1962

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1180 SF    Floor Area = 1180 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	1,180		
			Total:	103,286	67,135

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933		606	

Porches					
WGEP (1 Story)	112	7,253		4,714	

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	778	20,858		13,558	
Storage Over Garage	389	3,610		2,346	
Door Opener	1	368		239	

Water/Sewer

Public Sewer	1	1,006		654	
Water Well, 50 Feet	1	1,962		1,275	

Built-Ins

Appliance Allow.	1	1,467		954	
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Local Cost Items

SANITARY SEWER	1	0		0	*90% Good
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Totals:                      140,743                      91,481

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:                      80,503

2019 Est. T.C.V. 009-160-154-00                      =                      106,453

Est. TCV/Total Floor Area = 90.21, Most recent sale 03/19/2004 for 0

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
49,800	49,800	49,800	36,001	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,400	0	0	864	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,200	53,200	53,200	36,865	36,865	0	



009-160-155-00 2019 Est. T.C.V. GREMEL GARY D & MONICA M  
 Property Class: 401 6111 W LAKEVIEW DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

\* Factors \* LOTS 156&155  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 <Site Value A> GROUP A 25K 25000 100 25,000  
 60 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 25,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	216	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	97	970
Total Estimated Land Improvements True Cash Value =				2,992

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 1950

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1547 SF Floor Area = 2322 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	463		
1 Story	Siding	Basement	309		
2 Story	Siding	Basement	387		
2 Story	Siding	Slab	388		
			Total:	208,934	146,253

## Other Additions/Adjustments

## Plumbing

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

## Porches

WPP	144	2,847	1,993
CCP (1 Story)	336	6,250	4,375

## Deck

Treated Wood	238	3,525	2,467
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## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)  
 Basement Garage: 1 Car 1 1,972 1,380

## Water/Sewer

Public Sewer	1	1,134	794
Water Well, 50 Feet	1	2,038	1,427

## Built-Ins

Appliance Allow.	1	2,099	1,469
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Totals: 236,970 165,878

Notes: DUPLEX TYPE

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 145,973

2019 Est. T.C.V. 009-160-155-00 = 173,965

Est. TCV/Total Floor Area = 74.92, Most recent sale 11/30/2009 for 80,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
81,200	81,200	81,200	73,568	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,800	0	1,765	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
87,000	87,000	87,000	75,333	75,333	53,486	



009-160-158-00	2019 Est. T.C.V.	CHRISTESEN KATHLEEN P
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	12,000

2019 Est. T.C.V. 009-160-158-00 = 12,000

Est. TCV/Total Floor Area = 12.82

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	2,164	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	51	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	2,215	2,215	0	

009-160-159-00                      2019 Est. T.C.V.                      BACHMAN RICHARD W & LUELLA A TRUST  
 Property Class: 401                      6081 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*                      LOTS 159 & 160  
 Description    Frontage    Depth    Front    Depth    Rate    %Adj.    Reason                      Value  
 <Site Value C> C BACK LOTS 12K                      12000    100                      12,000  
 100 Actual Front Feet, 0.31 Total Acres                      Total Est. Land Value =                      12,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	720	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family 2S                      Cls CD                      Blt 1974

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1860 SF    Floor Area = 3255 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	1,860		
			Total:	229,450	137,671

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	933	560
3 Fixture Bath	1	2,929	1,757
2 Fixture Bath	1	1,970	1,182

## Porches

WCP (1 Story)	320	7,101	4,261
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## Deck

Treated Wood	160	2,654	1,592
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## Garages

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

Base Cost	576	16,877	10,126
Common Wall: 1 Wall	1	-1,906	-1,144
Door Opener	1	368	221

## Water/Sewer

Public Sewer	1	1,006	604
Water Well, 50 Feet	1	1,962	1,177

## Built-Ins

Appliance Allow.	1	1,467	880
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## Fireplaces

Wood Stove	1	1,630	978
Direct-Vented Gas	1	1,630	978

## Breezeways

Frame Wall	84	3,822	2,293
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Totals:                      271,893                      163,136

## Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:                      143,560

2019 Est. T.C.V. 009-160-159-00                      =                      156,530

Est. TCV/Total Floor Area = 48.09

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,200	72,200	72,200	63,888	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,100	0	0	1,533	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
78,300	78,300	78,300	65,421	65,421	65,421	



009-160-164-00	2019 Est. T.C.V.	BUENA VISTA PARK PLAT LOT OWNERS
Property Class: 705		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
GROUP F & SURPL2598.00	74.28	0.4429	1.0000		800	100		920,597
2598 Actual Front Feet, 4.43 Total Acres							Total Est. Land Value =	920,597

2019 Est. T.C.V. 009-160-164-00 = 0

Est. TCV/Total Floor Area = 0.00

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

009-160-165-00	2019 Est. T.C.V.	BUENA VISTA PARK PUBLIC PARK
Property Class: 705		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			0.500	Acres	12,000	100		6,000
		0.50	Total Acres				Total Est. Land Value =	6,000

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2019 Est. T.C.V. 009-160-165-00 = 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	

009-180-001-00                      2019 Est. T.C.V.                      DERUITER KAREN S  
 Property Class: 401                      1727 S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
83 Actual Front Feet, 0.28 Total Acres                      Total Est. Land Value =								5,000

## Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls C 5 Blt 1990

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 896 SF    Floor Area = 896 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	896		
			Total:	96,436	81,007

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,120	941
3 Fixture Bath	1	3,525	2,961

## Porches

WCP (1 Story)	256	6,996	5,877
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## Water/Sewer

Public Sewer	1	1,134	953
Water Well, 100 Feet	1	4,407	3,702

## Built-Ins

Appliance Allow.	1	2,099	1,763
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## Local Cost Items

SANITARY SEWER	1	0	0	*93% Good
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Totals:                      115,717                      97,204

## Notes:

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV:                      102,064

2019 Est. T.C.V. 009-180-001-00                      =                      108,034

Est. TCV/Total Floor Area = 120.57, Most recent sale 03/18/2005 for 105,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
47,100	47,100	47,100	35,778	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,900	0	858	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
54,000	54,000	54,000	36,636	36,636	36,636



009-180-002-00	2019 Est. T.C.V.	BALL PATRICIA A
Property Class: 401		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
83 Actual Front Feet, 0.28 Total Acres								Total Est. Land Value = 5,000

Cost Est. for Res. Bldg: 1	Single Family	GRG		Cls CD	Blt 1986
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(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

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

## Garages

Class: D Exterior: Pole (Unfinished)					
Base Cost			1200	17,388	11,302
Totals:				17,388	11,302

Notes:

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 =&gt; TCV: 11,867

2019 Est. T.C.V. 009-180-002-00 = 16,867

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,600	8,600	8,600	6,501	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-200	0	156	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,400	8,400	8,400	6,657	6,657	0	





009-180-006-00	2019 Est. T.C.V.	HERWEYER BRIAN
Property Class: 401		1885 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
90 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value =			5,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	887	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1976

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

## Building Areas

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

## Plumbing

3 Fixture Bath	1	-3,525	-2,115
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## Garages

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

Base Cost	832	21,981	13,189
Totals:		18,456	11,074

## Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 9,745

2019 Est. T.C.V. 009-180-006-00	=	15,715			
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/14/2018 for 65,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
28,500	28,500	28,500	25,195	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,300	24,900	0	-17,295	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,900	7,900	7,900	25,799	7,900	0

009-180-007-00	2019 Est. T.C.V.	HERWEYER BRIAN
Property Class: 402		1885 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
90 Actual Front Feet, 0.28 Total Acres								Total Est. Land Value = 5,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	12.55	168	0	0
Wood Frame	23.67	64	50	757
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 =				1,757

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1216 SF Floor Area = 1216 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	1,216		
			Total:	103,843	94,972

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	933	700
3 Fixture Bath	1	2,929	2,197

## Water/Sewer

1000 Gal Septic	1	3,453	2,590
Water Well, 100 Feet	1	4,280	3,210

## Deck

Treated Wood	128	2,292	1,719
Treated Wood w/Roof (Deck Portion)	192	2,986	2,239
Treated Wood w/Roof (Roof portion)	192	2,246	1,684

## Built-Ins

Appliance Allow.	1	1,467	1,100
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Totals: 124,429 93,320

Notes: 1998 PATRIOT MHS

ECF (409 - RURAL SUBS) 0.400 => TCV: 37,328

2019 Est. T.C.V. 009-180-007-00 = 44,085

Est. TCV/Total Floor Area = 36.25, Most recent sale 09/14/2018 for 65,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	2,015	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
18,000	1,500	0	1,500	18,485	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,000	22,000	22,000	3,563	22,000	22,000	

009-180-008-00                      2019 Est. T.C.V.                      THE BIRCHAVEN COTTAGE TRUST  
 Property Class: 401                      S DICKERSON RD  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
90 Actual Front Feet, 0.28 Total Acres                      Total Est. Land Value =								5,000

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

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

Building Areas

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

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	768	15,567	14,789
Door Opener	1	415	394

Deck

w/Roof (Roof portion)	256	3,116	2,960
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Totals:                      19,098                      18,143

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCv:                      15,966

2019 Est. T.C.V. 009-180-008-00                      =                      20,966

Est. TCv/Total Floor Area = 0.00, Most recent sale 05/01/2018 for 21,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,800	10,800	10,800	8,409	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	2,091	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,500	10,500	10,500	8,610	10,500	0	

009-180-009-00                      2019 Est. T.C.V.                      BALL SAM R & BALL MINUARD R  
 Property Class: 401                      1939 S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
90 Actual Front Feet, 0.28 Total Acres                      Total Est. Land Value =								5,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	11.79	125	0	0
D/W/P: 4in Ren. Conc.	5.57	1100	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls CD                      Blt 2013

(11) Heating System: Forced Hot Water, Wood Furnace Add-On

Ground Area = 912 SF                      Floor Area = 912 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	Slab	912		
			Total:	84,251	80,037

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	933	886
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## Deck

Treated Wood	241	3,473	3,299
w/Roof (Roof portion)	192	2,246	2,134

## Garages

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

Base Cost	954	24,384	23,165
Door Opener	1	368	350

## Water/Sewer

Public Sewer	1	1,006	956
Water Well, 50 Feet	1	1,962	1,864

## Built-Ins

Appliance Allow.	1	1,467	1,394
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Totals:                      120,090                      114,085

## Notes:

ECF (409 - RURAL SUBS) 0.880 => TCv:                      100,395

2019 Est. T.C.V. 009-180-009-00                      =                      107,295

Est. TCv/Total Floor Area = 117.65, Most recent sale 04/24/2013 for 0

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
49,600	49,600	49,600	42,325	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,000	0	0	1,015	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
53,600	53,600	53,600	43,340	43,340	43,340

009-180-010-00	2019 Est. T.C.V.	BALL SAM
Property Class: 201		1947 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
90 Actual Front Feet, 0.28 Total Acres								Total Est. Land Value = 5,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	11.09	50	50	277
D/W/P: 4in Ren. Conc.	5.02	285	94	1,345
Total Estimated Land Improvements True Cash Value =				1,622

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2009  
 Description of Occupancy: BALL CONSTRUCTION STORAGE

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

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D Quality: Average  
 Stories: 1 Story Height: 13 Perimeter: 172  
 Overall Building Height: 13

Base Rate for Upper Floors = 23.98

(10) Heating system: Hot Water, Baseboard/Radiators Cost/SqFt: 9.58 100%  
 Adjusted Square Foot Cost for Upper Floors = 33.56

Total Floor Area: 1,799 Base Cost New of Upper Floors = 60,374

Reproduction/Replacement Cost = 60,374  
 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0  
 Total Depreciated Cost = 49,507

ECF (201A GENERAL COMMERCIAL ) 1.110 => TCV of Bldg: 1 = 54,952  
 Replacement Cost/Floor Area= 33.56 Est. TCV/Floor Area= 30.55

Total Estimated True Cash Value of Commercial/Industrial Buildings = 54,952

2019 Est. T.C.V. 009-180-010-00 = 61,574

Est. TCV/Total Floor Area = 34.23, Most recent sale 03/09/2009 for 5,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,300	29,300	29,300	16,793	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	0	403	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,800	30,800	30,800	17,196	17,196	0	



009-180-011-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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 Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
<Site Value D> 180-BURGETT JEN					4000	100		4,000
199 Actual Front Feet, 0.62 Total Acres      Total Est. Land Value =								9,000

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 2019 Est. T.C.V. 009-180-011-00 = 9,000

Est. TCV/Total Floor Area = 5.00, Most recent sale 01/01/1999 for 2,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,500	4,500	4,500	2,050	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	49	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,500	4,500	4,500	2,099	2,099	0	

009-180-012-00	2019 Est. T.C.V.	BALL SAMUEL R & RACHEL
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D>	180-BURGETT JEN				4000	100		4,000
	90 Actual Front Feet,	0.28	Total Acres				Total Est. Land Value =	4,000

2019 Est. T.C.V. 009-180-012-00 = 4,000

Est. TCV/Total Floor Area = 2.22, Most recent sale 12/21/2010 for 2,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
2,000	2,000	2,000	1,887	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			
2,000	2,000	2,000	1,932	1,932	0			

009-180-013-00                      2019 Est. T.C.V.                      HAUSERMAN ELIZABETH & SCHWAB RYAN  
 Property Class: 401                      7950 W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D>	180-BURGETT JEN				4000	100		4,000
90 Actual Front Feet, 0.28 Total Acres                      Total Est. Land Value =								4,000

## Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE                      Cls CD                      Blt 1975

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1128 SF                      Floor Area = 1128 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	1,128		
			Total:	104,892	73,424

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	933	653
2 Fixture Bath	1	1,970	1,379

## Water/Sewer

1000 Gal Septic	1	3,453	2,417
Water Well, 100 Feet	1	4,280	2,996

## Porches

WCP (1 Story)	40	1,894	1,326
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## Garages

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

Base Cost	576	18,824	13,177
Common Wall: 1 Wall	1	-2,038	-1,427
Door Opener	1	415	290

## Built-Ins

Appliance Allow.	1	1,467	1,027
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Totals:                      136,090                      95,262

Notes: HUD

ECF (409 - RURAL SUBS) 0.600 => TCV:                      57,157

2019 Est. T.C.V. 009-180-013-00                      =                      62,107

Est. TCV/Total Floor Area = 55.06, Most recent sale 08/28/2014 for 65,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
28,800	28,800	28,800	25,314	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	0	607	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,100	31,100	31,100	25,921	25,921	25,921	

009-180-014-00                      2019 Est. T.C.V.                      DREWS KENNETH & IRENE  
 Property Class: 401                      W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> 180-BURGETT JEN					4000	100		4,000
90 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	4,000

Cost Est. for Res. Bldg: 1 Single Family GRG                      Cls CD                      Blt 1986

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF    Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

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

## Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	480	9,922	7,938
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Totals:	9,922	7,938
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Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV:                      6,985

2019 Est. T.C.V. 009-180-014-00                      =                      10,985

Est. TCV/Total Floor Area = 0.00, Most recent sale 01/15/2016 for 15,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,800	5,800	5,800	5,717	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-300	0	0	0	-217	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,500	5,500	5,500	5,854	5,500	0	

009-180-015-00	2019 Est. T.C.V.	JONES DONA L
Property Class: 401		7914 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D>	180-BURGETT JEN				4000	100		4,000
90 Actual Front Feet, 0.28 Total Acres								Total Est. Land Value = 4,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	212	71	753
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 =				1,703

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1972

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1213 SF Floor Area = 1213 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	1,213		
			Total:	114,245	74,262

## Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,120	728	

Porches					
CCP (1 Story)		28	709	461	

Deck					
Treated Wood		40	1,213	788	

## Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		520	15,751	10,238	

## Water/Sewer

Public Sewer		1	1,134	737	
Water Well, 50 Feet		1	2,038	1,325	

## Built-Ins

Appliance Allow.		1	2,099	1,364	
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## Local Cost Items

SANITARY SEWER		1	0	0	*95% Good
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Totals:			138,309	89,903	
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## Notes:

ECF (409 - RURAL SUBS) 0.880 =&gt; TCV: 79,115

2019 Est. T.C.V. 009-180-015-00	=	84,818
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Est. TCV/Total Floor Area = 69.92, Most recent sale 04/16/2012 for 55,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,400	37,400	37,400	30,757	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	0	738	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,400	42,400	42,400	31,495	31,495	31,495	

009-180-016-00                      2019 Est. T.C.V.                      SKAGGS SHANA R  
 Property Class: 401                      7898 W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*                      LOTS 16 & 17

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D>	180-BURGETT JEN		4000		100			4,000
<Site Value D>	180-BURGETT JEN		4000		100			4,000
180 Actual Front Feet, 0.56 Total Acres                      Total Est. Land Value =								8,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wire Mesh, #9	2.88	250	94	677
Total Estimated Land Improvements True Cash Value =				677

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 816 SF                      Floor Area = 1164 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	624		
1.5 Story	Siding	Slab	192		
1 Story	Siding	Overhang	96		
			Total:	104,379	73,065

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,120	784
3 Fixture Bath	1	3,525	2,467

## Water/Sewer

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

## Porches

WCP (1 Story)	400	9,924	6,947
WPP	72	1,948	1,364

## Garages

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

Base Cost	336	13,212	9,248
Common Wall: 1 Wall	1	-2,038	-1,427
Door Opener	1	415	290

Class: C Exterior: Pole (Unfinished)

Base Cost	660	13,992	9,794
Door Opener	1	415	290

## Built-Ins

Appliance Allow.	1	2,099	1,469
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Totals:                      154,720                      108,302

## Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV:                      95,306

2019 Est. T.C.V. 009-180-016-00                      =                      103,983

Est. TCV/Total Floor Area = 89.33, Most recent sale 03/30/2015 for 98,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,300	48,300	48,300	46,966	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,700	0	0	1,127	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,000	52,000	52,000	48,093	48,093	48,093	



009-190-002-00                      2019 Est. T.C.V.                      NICHOLS THOMAS A & JENNIFER L  
 Property Class: 401                      267 S CAROLYN AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> CAROLYN'S AREA					7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	7,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	92	50	243
D/W/P: 4in Concrete	5.29	12	50	31
D/W/P: 4in Ren. Conc.	6.21	440	50	1,366
Total Estimated Land Improvements True Cash Value =				1,640

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls C -5 Blt 1977

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1732 SF    Floor Area = 1732 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	1,732		
			Total:	175,830	140,675

## 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

## Porches

CCP (1 Story)	56	1,265	1,012
WPP	372	4,750	3,800

## Garages

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

Base Cost	576	18,824	15,059
Common Wall: 1 Wall	1	-2,038	-1,630
Door Opener	1	415	332

## Built-Ins

Appliance Allow.	1	2,099	1,679
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Totals:                      207,732                      166,197

Notes: 1977 HOME RELOCATED 2007 VACANT & STUDS INTERIOR 2016

ECF (409 - RURAL SUBS) 0.880 => TCv:                      146,253

2019 Est. T.C.V. 009-190-002-00                      =                      154,893

Est. TCv/Total Floor Area = 89.43, Most recent sale 11/13/2017 for 190,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
70,800	70,800	70,800	70,800	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
800	5,800	0	800	1,699	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
77,400	77,400	77,400	73,299	73,299	73,299	



009-190-003-00                      2019 Est. T.C.V.                      SWIDERSKI DALE & BERKMAN PHYLLIS  
 Property Class: 401                                           255 S CAROLYN AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> CAROLYN'S AREA					7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	7,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	960	0	0
D/W/P: 3.5 Concrete	5.00	400	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1736 SF    Floor Area = 1736 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,736		
			Total:	176,191	140,957

## 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

## Porches

CCP (1 Story)	80	1,750	1,400
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## Deck

Treated Wood	128	2,344	1,875
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## Garages

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

Base Cost	572	18,739	14,991
Common Wall: 1 Wall	1	-2,038	-1,630
Door Opener	1	415	332

## Water/Sewer

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

## Built-Ins

Appliance Allow.	1	2,099	1,679
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## Local Cost Items

SANITARY SEWER	1	0	0	*89% Good
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Totals:                      213,987                      171,194

## Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV:                      150,651

2019 Est. T.C.V. 009-190-003-00                      =                      158,591

Est. TCV/Total Floor Area = 91.35, Most recent sale 09/27/2013 for 115,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
71,500	71,500	71,500	63,197	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,800	0	1,516	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
79,300	79,300	79,300	64,713	64,713	64,713

009-190-004-00                      2019 Est. T.C.V.                      WARREN J & S JOINT LIVING TRUST  
 Property Class: 401                      S CAROLYN AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> CAROLYN'S AREA					7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	7,000

Cost Est. for Res. Bldg: 1 Single Family GRG                      Cls C                      Blt 2012

(11) Heating System: Forced Air w/o Ducts  
 Ground Area = 0 SF    Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

#### Building Areas

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

#### Garages

Class: C Exterior: Pole (Unfinished)					
	Base Cost		1320	24,169	22,961
	Totals:			24,169	22,961

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV:                      20,206

2019 Est. T.C.V. 009-190-004-00	=	27,206
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/14/2011 for 9,500		
2018 Assessed	MBOR	S.E.V.
11,300	11,300	11,300
		10,601
		2.40
2019 New Eq. Adjustment	Loss	Additions
0	2,300	0
		254
2019 Assessed	MBOR	S.E.V.
13,600	13,600	13,600
		10,855
		10,855
		PRE/MBT
		0







009-190-009-00                      2019 Est. T.C.V.                      LASKOWSKI ELLEN M  
 Property Class: 401                      S CAROLYN AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> CAROLYN'S AREA					7000	100		7,000
100 Actual Front Feet, 0.38 Total Acres                      Total Est. Land Value =								7,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	18.21	144	94	2,465
Total Estimated Land Improvements True Cash Value =				2,465

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: C Exterior: Pole (Unfinished)

Door Opener	1	415	394
Base Cost	1792	32,812	31,171
Totals:		33,227	31,565

Notes:

ECF (409 - RURAL SUBS) 0.880 =&gt; TCV: 27,777

2019 Est. T.C.V. 009-190-009-00				=	37,242
Est. TCV/Total Floor Area = 0.00, Most recent sale 03/01/1996 for 86,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
14,900	14,900	14,900	13,331	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,700	0	0	319	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
18,600	18,600	18,600	13,650	13,650	13,650

009-190-010-00                      2019 Est. T.C.V.                      LASKOWSKI ELLEN M  
 Property Class: 401                      166 S CAROLYN AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> CAROLYN'S AREA					7000	100		7,000
100 Actual Front Feet, 0.36 Total Acres                      Total Est. Land Value =								7,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family 1.5S                      Cls C                      Blt 2007

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1072 SF                      Floor Area = 1548 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	952		
1 Story	Siding	Crawl Space	120		
			Total:	145,329	138,062

## Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,120	1,064		
3 Fixture Bath	1	3,525	3,349		
Porches					
WCP (1 Story)	224	6,523	2,935	*45% Good	
Deck					
Treated Wood	144	2,533	1,140	*45% Good	
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost	676	25,451	24,178		
Common Wall: 1.5 Wall	1	-3,057	-2,904		
Door Opener	1	415	394		
Water/Sewer					
Public Sewer	1	1,134	1,077		
Water Well, 100 Feet	1	4,407	4,187		
Built-Ins					
Appliance Allow.	1	2,099	1,994		
Local Cost Items					
SANITARY SEWER	1	0	0	*85% Good	
Totals:				189,479	175,476

## Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV:                      154,419

2019 Est. T.C.V. 009-190-010-00                      =                      162,359

Est. TCV/Total Floor Area = 104.88

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,300	72,300	72,300	57,633	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,900	0	1,383	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
81,200	81,200	81,200	59,016	59,016	59,016	

009-190-011-00                      2019 Est. T.C.V.                      BALL JANICE & JAMES  
 Property Class: 401                      S CAROLYN AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> CAROLYN'S AREA					7000	100		7,000
100 Actual Front Feet, 0.35 Total Acres                      Total Est. Land Value =								7,000

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

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

#### Building Areas

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

#### Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	1	415	373
Base Cost	1440	26,366	23,729
Totals:		26,781	24,102

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV:                      21,210

2019 Est. T.C.V. 009-190-011-00                      =                      28,210

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,400	11,400	11,400	9,546	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	0	229	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,100	14,100	14,100	9,775	9,775	0	



009-190-012-00	2019 Est. T.C.V.	KOLARIK CHRISTOPHER & ELLEN
Property Class: 402		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> CAROLYN'S AREA					7000	100		7,000
86 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	7,000

2019 Est. T.C.V. 009-190-012-00 = 7,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/29/2018 for 15,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
2,000	2,000	2,000	2,000	2.40				
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	1,500	0	0	1,500	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,500	3,500	3,500	2,048	3,500	0			

009-190-013-00	2019 Est. T.C.V.	PARKER BRIAN P
Property Class: 402		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*                      IRR - EFF

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> CAROLYN'S AREA					7000	100		7,000
113 Actual Front Feet, 0.39 Total Acres							Total Est. Land Value =	7,000

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2019 Est. T.C.V. 009-190-013-00	=	7,000			
Est. TCV/Total Floor Area =	0.00				
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2,000	2,000	2,000	2,000	2.40	
2019 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	1,500	0	0	48	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,500	3,500	3,500	2,048	2,048	0

009-190-014-00	2019 Est. T.C.V.	HINDY GERARD T & MOLLIE M
Property Class: 402		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> CAROLYN'S AREA					7000	100		7,000
109 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	7,000

2019 Est. T.C.V. 009-190-014-00 = 7,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/01/2002 for 13,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,000	2,000	2,000	2,000	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,500	0	0	48	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
3,500	3,500	3,500	2,048	2,048	0		

009-190-015-00                      2019 Est. T.C.V.                      SILER JACOB C  
 Property Class: 401                      186 S CAROLYN AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> CAROLYN'S AREA					7000	100		7,000
100 Actual Front Feet, 0.36 Total Acres                      Total Est. Land Value =								7,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	240	0	0
Wood Frame	20.61	140	50	1,442
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 =				2,382

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1080 SF                      Floor Area = 1080 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,080		
			Total:	108,513	81,384

## Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,120		840	

Deck					
Treated Wood	192	3,057		2,293	

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost		576	22,654	16,990	
Common Wall: 1 Wall		1	-2,038	-1,528	
Door Opener		1	415	311	

## Water/Sewer

Public Sewer	1	1,134		850	
Water Well, 50 Feet	1	2,038		1,528	

## Built-Ins

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

SANITARY SEWER	1	0		0	*83% Good
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Totals:                      138,992                      104,242

## Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV:                      91,733

2019 Est. T.C.V. 009-190-015-00                      =                      101,115

Est. TCV/Total Floor Area = 93.63, Most recent sale 05/01/2015 for 89,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
44,700	44,700	44,700	42,134	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,900	0	0	1,011	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,600	50,600	50,600	43,145	43,145	43,145	

009-190-016-00                      2019 Est. T.C.V.                      WILLIAMS DONALD C & VIRGINIA TRUST  
 Property Class: 401                      S CAROLYN AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*                      IRR - EFF

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> CAROLYN'S AREA					7000	100		7,000
91 Actual Front Feet, 0.31 Total Acres                      Total Est. Land Value =								7,000

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

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

## Building Areas

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

## Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	1	415	394
Base Cost	1200	21,972	20,873
Totals:		22,387	21,267

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV:                      18,715

2019 Est. T.C.V. 009-190-016-00					=	25,715
Est. TCV/Total Floor Area =	0.00	Most recent sale 12/01/1999 for 7,500				
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,900	10,900	10,900	10,900	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,000	0	261	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,900	12,900	12,900	11,161	11,161	0	

009-190-017-00                      2019 Est. T.C.V.                      JONES DAVID C  
 Property Class: 402                      S CAROLYN AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> CAROLYN'S AREA					7000	100		7,000
100 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	7,000

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

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

## Building Areas

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

## Garages

Class: D Exterior: Pole (Unfinished)

Door Opener	1	327	278
Base Cost	1200	17,388	14,780
Totals:		17,715	15,058

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 13,251

2019 Est. T.C.V. 009-190-017-00	=	20,251			
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/26/2018 for 35,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
8,800	8,800	8,800	8,800	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	1,300	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,100	10,100	10,100	9,011	10,100	0

009-190-018-00                      2019 Est. T.C.V.                      TIEMAN JAMES R & LYNN L  
 Property Class: 401                      S CAROLYN AVE  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> CAROLYN'S AREA					7000	100		7,000
101 Actual Front Feet, 0.39 Total Acres							Total Est. Land Value =	7,000

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

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

#### Building Areas

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

#### Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	2	830	747
Base Cost	1536	28,124	25,312

Totals:                      28,954                      26,059

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCv:                      22,932

2019 Est. T.C.V. 009-190-018-00                      =                      29,932

Est. TCv/Total Floor Area = 0.00, Most recent sale 07/01/2001 for 12,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,000	13,000	13,000	12,072	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	0	289	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,000	15,000	15,000	12,361	12,361	0	