

009-200-001-00 2019 Est. T.C.V. OBRIEN KATHLEEN & STOREMSKI LORI
 Property Class: 401 750 SW OAK DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	73.00	309.00	0.8595	1.0000	900	100		56,471
73 Actual Front Feet, 0.52 Total Acres Total Est. Land Value =								56,471

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	36	50	90
D/W/P: Brick on Sand	13.67	114	50	779
D/W/P: Patio Blocks	11.84	12	50	71
Total Estimated Land Improvements True Cash Value =				940

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

(11) Heating System: Forced Hot Water, Air Conditioning
 Ground Area = 920 SF Floor Area = 920 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	920		
			Total:	102,730	66,773

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	728
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Porches

CGEP (1 Story)	120	6,640	4,316
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Deck

Treated Wood	160	2,714	1,764
w/Roof (Roof portion)	276	3,301	2,146

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	396	13,036	8,473	
Class: C Exterior: Pole (Unfinished)				
Base Cost	1200	21,972	14,282	

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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Local Cost Items

SANITARY SEWER	1	0	0	*93% Good
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Totals: 158,720 103,166

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 134,116

2019 Est. T.C.V. 009-200-001-00		=	191,527
Est. TCV/Total Floor Area = 208.18, Most recent sale 09/20/2013 for 165,000			
2018 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
77,100	77,100	77,100	77,100 2.40
2019 New Eq.	Adjustment	Loss	Additions Tax Adjustment Losses
13,300	5,400	0	13,300 1,850 0
2019 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
95,800	95,800	95,800	92,250 92,250 92,250

009-200-002-00 2019 Est. T.C.V. LYNCH WILLIAM D & CARIN K TRUST
 Property Class: 401 760 SW OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	73.00	262.00	0.8595	1.0000	900	100		56,471
73 Actual Front Feet, 0.44 Total Acres Total Est. Land Value =								56,471

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	1200	0	0
D/W/P: 3.5 Concrete	5.00	280	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1967

(11) Heating System: Electric Baseboard
 Ground Area = 960 SF Floor Area = 960 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	960		
			Total:	102,102	66,354

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,120	728		

Porches					
WCP (1 Story)	108	3,843	2,498		

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	672	18,897	12,283		

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	*93% Good	
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Totals: 135,284 87,922

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 114,299

2019 Est. T.C.V. 009-200-002-00 = 173,145

Est. TCV/Total Floor Area = 180.36

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
80,600	80,600	80,600	80,600	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,000	0	0	1,934	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,600	86,600	86,600	82,534	82,534	0	

009-200-003-00 2019 Est. T.C.V. ALLEN DORENE S TRUST
 Property Class: 401 770 SW OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	73.00	223.00	0.8595	1.0000	900	100		56,471
73 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =								56,471

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	30.94	64	0	0
D/W/P: 3.5 Concrete	4.68	80	0	0
Wood Frame	19.45	100	50	972

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 =				3,347

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

(11) Heating System: Electric Baseboard
 Ground Area = 960 SF Floor Area = 960 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	960		
Total:				85,988	55,893

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	606
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Porches

WGEP (1 Story)	220	11,191	7,274
CCP (1 Story)	58	1,199	779

Deck

Treated Wood	617	6,423	4,175
Treated Wood	60	1,451	943

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	*84% Good
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Totals: 129,180 83,967

Notes: COTTAGE

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 109,157

2019 Est. T.C.V. 009-200-003-00 = 168,975

Est. TCV/Total Floor Area = 176.02, Most recent sale 05/20/2011 for 179,155

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
79,100	79,100	79,100	79,100	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,400	0	0	1,898	0	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
84,500	84,500	84,500	80,998	80,998	0	0

009-200-004-00 2019 Est. T.C.V. PROUT JEFFREY J & GERRIE L TRUST
 Property Class: 401 780 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	73.00	195.00	0.8595	1.0000	900	100		56,471
73 Actual Front Feet, 0.33 Total Acres Total Est. Land Value =								56,471

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	72	0	0
D/W/P: Asphalt Paving	2.35	1200	0	0
Wood Frame	19.47	176	94	3,221

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				5,596

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1978

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 955 SF Floor Area = 1375 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	784		
1 Story	Siding	Crawl Space	171		
1 Story	Siding	Overhang	28		
			Total:	129,417	84,117

Other Additions/Adjustments

Plumbing

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

Porches

CCP (1 Story)	112	2,367	1,539
CGEP (1 Story)	240	10,766	6,998

Garages

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

Base Cost	576	18,824	12,236
Common Wall: 1 Wall	1	-2,038	-1,325

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

Prefab 2 Story	1	2,405	1,563
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Local Cost Items

GENERATOR	1	1,500	1,425	*95% Good
SANITARY SEWER	1	0	0	*93% Good

Totals: 173,157 112,998

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCv: 146,897

2019 Est. T.C.V. 009-200-004-00 = 208,964

Est. TCv/Total Floor Area = 151.97, Most recent sale 08/14/2015 for 203,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,400	97,400	97,400	97,400	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,100	0	2,337	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
104,500	104,500	104,500	99,737	99,737	0	

009-200-005-00	2019 Est. T.C.V.	MORTENSON RONALD TRUSTEE
Property Class: 401		790 SW OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	75.00	182.00	0.8503	1.0000	900	100		57,394
75 Actual Front Feet, 0.31 Total Acres								Total Est. Land Value = 57,394

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 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 1984

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1694 SF Floor Area = 2650 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,274		
1 Story	Siding	Crawl Space	420		
			Total:	231,880	173,935

Other Additions/Adjustments

Plumbing

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

Porches

WCP (1 Story)	280	7,277	5,458
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	528	17,757	13,318
Common Wall: 1 Wall	1	-2,038	-1,528
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	768	23,002	17,251
Common Wall: 1 Wall	1	-2,038	-1,528

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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Local Cost Items

SANITARY SEWER	1	0	0	*93% Good
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Totals: 289,807 217,380

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCv: 282,594

2019 Est. T.C.V. 009-200-005-00 = 342,338

Est. TCv/Total Floor Area = 129.18

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
152,600	152,600	152,600	128,154	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,600	0	0	3,075	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
171,200	171,200	171,200	131,229	131,229	131,229	

009-200-006-00 2019 Est. T.C.V. FEE LAWRENCE D & JOY
 Property Class: 401 800 OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	149.00	190.00	0.6461	1.0000	900	100		86,645
149 Actual Front Feet, 0.65 Total Acres Total Est. Land Value =								86,645

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	521	71	1,850
Total Estimated Land Improvements True Cash Value =				1,850

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1659 SF Floor Area = 1659 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	1,659		
Total:			166,208	108,016	

Other Additions/Adjustments

Plumbing

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

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 528 15,914 10,344

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	*93% Good
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Totals: 196,089 127,438

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCv: 165,669

2019 Est. T.C.V. 009-200-006-00 = 254,164

Est. TCv/Total Floor Area = 153.20, Most recent sale 08/11/2006 for 300,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
115,500	115,500	115,500	115,500	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,600	0	0	2,772	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
127,100	127,100	127,100	118,272	118,272	0	

009-220-002-00 2019 Est. T.C.V. MEILI KURT R & LESIA M
 Property Class: 401 920 S OAK ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	100.00	195.00	0.7579	1.0000	900	100		68,207
100 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								68,207

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	160	0	0
Wood Frame	21.25	120	50	1,275
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,225

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1958

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 720 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
1.5 Story	Siding	Crawl Space	720		
			Total:	108,194	81,151

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,120	840		
Porches					
WGEP (1 Story)	96	7,149	6,506	*91% Good	
Deck					
Treated Wood	492	5,673	5,162	*91% Good	
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	576	16,911	12,683		
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		
Local Cost Items					
SANITARY SEWER	1	0	0	*84% Good	
Totals:				144,318	110,294

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 143,382

2019 Est. T.C.V. 009-220-002-00 = 213,814

Est. TCV/Total Floor Area = 197.98

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
99,300	99,300	99,300	67,739	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,600	0	0	1,625	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
106,900	106,900	106,900	69,364	69,364	0	

009-220-003-00	2019 Est. T.C.V.	MEILI KURT R & LESIA M
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA
 * Factors * NOT BUILDABLE: WETLAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 400/FF	100.00	183.00	1.0000	1.0000	400	100		40,000
100 Actual Front Feet, 0.42 Total Acres Total Est. Land Value =								40,000

Land Improvement Cost Estimates

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

2019 Est. T.C.V. 009-220-003-00	=	40,872			
Est. TCV/Total Floor Area = 37.84					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
20,200	20,200	20,200	12,227	2.40	
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	293	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,400	20,400	20,400	12,520	12,520	0

009-220-004-00 2019 Est. T.C.V. KURTZ RICHARD R
 Property Class: 401 900 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	100.00	166.00	0.7579	1.0000	900	100		68,207
100 Actual Front Feet, 0.38 Total Acres Total Est. Land Value =								68,207

 Land Improvement Cost Estimates

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

 Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1963

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1056 SF Floor Area = 1056 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	1,056		
			Total:	90,897	59,082

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	606		

Deck					
Treated Wood	200	3,062	1,990		

Garages

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

Base Cost	529	15,939	10,360
Common Wall: 1 Wall	1	-1,906	-1,239

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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Fireplaces

Interior 1 Story	1	3,567	2,319
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Local Cost Items

SANITARY SEWER	1	0	0	*89% Good
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Totals: 116,927 76,001

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 98,801

 2019 Est. T.C.V. 009-220-004-00 = 167,948

Est. TCV/Total Floor Area = 159.04

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
78,100	78,100	78,100	78,100	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,900	0	0	1,874	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
84,000	84,000	84,000	79,974	79,974	0	

009-220-005-00 2019 Est. T.C.V. BOSWELL TERRY W & GAIL A TRUST
 Property Class: 401 890 S OAK DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	110.00	174.00	0.7295	1.0000	900	100		72,221
110 Actual Front Feet, 0.44 Total Acres Total Est. Land Value =								72,221

Land Improvement Cost Estimates

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

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

(11) Heating System: Wall/Floor Furnace
 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	Brick	Crawl Space	816		
Total:				76,422	45,855

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	560
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Porches

CCP (1 Story)	120	2,309	1,385
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Garages

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

Base Cost	320	10,138	6,083
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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

Interior 1 Story	1	3,567	2,140
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Local Cost Items

SANITARY SEWER	1	0	0	*93% Good
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Totals: 97,804 58,684

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 76,289

2019 Est. T.C.V. 009-220-005-00 = 149,450

Est. TCV/Total Floor Area = 183.15

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
75,900	75,900	75,900	75,900	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,200	0	0	-1,200	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
74,700	74,700	74,700	77,721	74,700	0		

009-220-006-00 2019 Est. T.C.V. STONE ROBERT C & KAREN J
 Property Class: 401 880 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	89.00	189.00	0.7940	1.0000	900	100		63,601
89 Actual Front Feet, 0.39 Total Acres Total Est. Land Value =								63,601

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	816	50	2,533
Wood Frame	20.61	140	50	1,442
Total Estimated Land Improvements True Cash Value =				3,975

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 2032 SF Floor Area = 2192 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	720		
1.25 Story	Siding	Crawl Space	640		
1 Story	Siding	Crawl Space	672		
			Total:	188,231	112,914

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,120	672	
2 Fixture Bath		1	2,359	1,415	
Porches					
CCP (1 Story)		28	709	425	
Deck					
Treated Wood		71	1,615	969	
Treated Wood		160	2,714	1,628	
Treated Wood		224	3,389	2,033	
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	
Fireplaces					
Interior 2 Story		1	5,044	3,026	
Local Cost Items					
SANITARY SEWER		1	0	0	*89% Good
			Totals:	210,452	126,244

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCv: 164,117

Cost Est. for Res. Bldg: 2 Single Family 2S Cls C -5 Blt 2009

(11) Heating System: Wall/Floor Furnace
 Ground Area = 0 SF Floor Area = 672 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	672		
			Total:	42,255	38,029

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	

Balcony			
Wood Balcony	144	4,452	4,007
Wood Balcony	72	2,226	2,003
Garages			
Class: C Exterior: Pole (Finished)			
Base Cost	672	18,527	16,674
Door Opener	1	415	373
Water/Sewer			
Public Sewer	1	1,134	1,021
	Totals:	68,963	62,066

Notes: GRG W/UPPER LIVING

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 80,686

2019 Est. T.C.V. 009-220-006-00		=	312,379		
Est. TCV/Total Floor Area = 109.07, Most recent sale 07/01/1998 for 115,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
142,000	142,000	142,000	119,228	2.40	
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,200	0	2,861	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
156,200	156,200	156,200	122,089	122,089	122,089

009-220-007-00 2019 Est. T.C.V. HEATER WILLIAM & HEATER BETTY TRUST
 Property Class: 401 870 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	89.00	182.00	0.7940	1.0000	900	100		63,601
89 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =								63,601

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	130	0	0
D/W/P: Asphalt Paving	2.35	3549	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1974

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 2358 SF Floor Area = 2358 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	2,358		
			Total:	217,805	141,554

Other Additions/Adjustments

Plumbing

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

Porches

CSEP (1 Story)	264	7,909	5,141
WCP (1 Story)	268	7,145	4,644
WPP	172	3,185	2,070

Deck

Treated Wood	348	4,517	2,936
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Garages

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

Base Cost	576	18,824	12,236
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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

Interior 1 Story	1	4,051	2,633
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 272,186 176,901

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 229,971

2019 Est. T.C.V. 009-220-007-00	=	298,322			
Est. TCV/Total Floor Area = 126.51, Most recent sale 12/31/1988 for 0					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
134,500	134,500	134,500	78,275	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,700	0	1,878	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
149,200	149,200	149,200	80,153	80,153	80,153

009-220-008-00	2019 Est. T.C.V.	DOHM JOHN P
Property Class: 401		860 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	86.00	173.00	0.8050	1.0000	900	100		62,306
86 Actual Front Feet, 0.34 Total Acres								Total Est. Land Value = 62,306

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.20	80	71	1,261
Total Estimated Land Improvements True Cash Value =				1,261

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 972 SF Floor Area = 972 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	972		
Total:				86,796	52,077

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	923	554
2 Fixture Bath	1	1,950	1,170

Deck

Treated Wood	192	2,955	1,773
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Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	400	11,536	6,922

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
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Breezeways

Frame Wall	16	742	445
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Local Cost Items

SANITARY SEWER	1	0	0	*93% Good
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Totals:	109,420	65,652
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Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 85,348

2019 Est. T.C.V. 009-220-008-00 = 148,915

Est. TCV/Total Floor Area = 153.20

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
69,800	69,800	69,800	55,989	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,700	0	1,343	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
74,500	74,500	74,500	57,332	57,332	0	

009-220-009-00 2019 Est. T.C.V. EVANS THOMAS E & SILVIA A
Property Class: 401 850 S OAK DR
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	84.00	171.00	0.8126	1.0000	900	100		61,432
84 Actual Front Feet, 0.33 Total Acres Total Est. Land Value =								61,432

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	200	0	0
Wood Frame	21.25	120	50	1,275
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				3,175

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1999

(11) Heating System: Forced Heat & Cool
Ground Area = 1814 SF Floor Area = 1814 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Crawl Space	1,814		
			Total:	206,986	186,270

Other Additions/Adjustments

Exterior					
Brick Veneer			1312	17,108	15,397
Plumbing					
Average Fixture(s)			1	1,120	1,008
Porches					
CGEP (1 Story)			234	10,574	9,517
CCP (1 Story)			108	2,287	2,058
Deck					
Treated Wood			378	4,774	4,297
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
Fireplaces					
Interior 1 Story			1	4,051	3,646
Local Cost Items					
SANITARY SEWER			1	0	0
Totals:				252,171	226,937

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 295,018

2019 Est. T.C.V. 009-220-009-00 = 359,625

Est. TCv/Total Floor Area = 198.25, Most recent sale 01/01/1997 for 76,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
167,000	167,000	167,000	109,057	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	12,800	0	2,617	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
179,800	179,800	179,800	111,674	111,674	0	

009-220-010-00 2019 Est. T.C.V. HALLGREN DAN E & SHIRLEY J (TRUST)
 Property Class: 401 840 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	84.00	191.00	0.8126	1.0000	900	100		61,432
84 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =								61,432

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.32	80	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1964

(11) Heating System: Space Heater
 Ground Area = 1389 SF Floor Area = 1389 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,000		
1 Story	Block	Slab	389		
			Total:	127,233	82,697

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,108	720		
Porches					
CGEP (1 Story)	296	12,234	7,952		
Deck					
Treated Wood	32	1,055	686		
Garages					
Class: C Exterior: Block Foundation: 18 Inch (Unfinished)					
Base Cost	480	15,072	9,797		
Water/Sewer					
Public Sewer	1	1,155	751		
Water Well, 50 Feet	1	2,076	1,349		
Built-Ins					
Appliance Allow.	1	2,138	1,390		
Fireplaces					
Exterior 1 Story	1	5,035	3,273		
Local Cost Items					
SANITARY SEWER	1	0	0		*95% Good
Totals:				167,106	108,615

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCv: 141,200

2019 Est. T.C.V. 009-220-010-00		=	203,582		
Est. TCv/Total Floor Area = 146.57, Most recent sale 10/01/1999 for 103,900					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
95,000	95,000	95,000	87,313	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,800	0	0	2,095	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
101,800	101,800	101,800	89,408	89,408	0

009-220-011-00 2019 Est. T.C.V. BRISTOW NORMAN S & SALLY A TRUSTEES
 Property Class: 401 830 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	84.00	240.00	0.8126	1.0000	900	100		61,432
84 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =								61,432

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	232	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1068 SF Floor Area = 1068 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	768		
1 Story	Siding	Crawl Space	300		
			Total:	107,442	69,837

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,120	728		

Porches

CGEP (1 Story)	240	10,766	6,998
WPP	138	2,766	1,798
WPP	73	1,962	1,275

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 660 18,652 12,124

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	*86% Good
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Totals: 152,030 98,819

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCv: 128,465

2019 Est. T.C.V. 009-220-011-00 = 190,847

Est. TCv/Total Floor Area = 178.70, Most recent sale 10/01/1995 for 77,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
88,000	88,000	88,000	74,233	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,400	0	1,781	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
95,400	95,400	95,400	76,014	76,014	0	

009-220-012-00 2019 Est. T.C.V. LOWES PENNY L & MCMIN DEAN R
 Property Class: 401 820 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	84.00	304.00	0.8126	1.0000	900	100		61,432
84 Actual Front Feet, 0.59 Total Acres Total Est. Land Value =								61,432

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	120	0	0
D/W/P: Patio Blocks	11.84	48	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1963

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1144 SF Floor Area = 1144 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	Slab	1,144		
			Total:	116,196	77,851

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	750
3 Fixture Bath	1	3,525	2,362

Porches

WGEP (1 Story)	288	14,668	9,828
WSEP (1 Story)	150	6,197	4,152
WCP (1 Story)	168	5,416	3,629

Deck

Treated Wood	442	5,282	3,539
Treated Wood	55	1,412	946
Treated Wood	144	2,533	1,697

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 240 9,478 6,350

Water/Sewer

Public Sewer	1	1,134	760
Water Well, 50 Feet	1	2,038	1,365

Built-Ins

Appliance Allow.	1	2,099	1,406
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 171,098 114,635

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 149,026

2019 Est. T.C.V. 009-220-012-00 = 211,408

Est. TCV/Total Floor Area = 184.80, Most recent sale 11/05/2013 for 150,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
95,800	95,800	95,800	95,800	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,900	0	0	2,299	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
105,700	105,700	105,700	98,099	98,099	0	

009-240-001-00	2019 Est. T.C.V.	LOONEY SELWYN EFRAM
Property Class: 402		S RIVERVIEW DR
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
188 Actual Front Feet, 1.24 Total Acres					Total Est. Land Value =			5,000

2019 Est. T.C.V. 009-240-001-00 = 5,000

Est. TCV/Total Floor Area = 4.37, Most recent sale 12/21/2005 for 1

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

009-240-002-00 2019 Est. T.C.V. LOONEY DIANA
 Property Class: 401 5119 S RIVERVIEW DR
 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 F> SITE \$10000 10000 100 10,000
 180 Actual Front Feet, 1.05 Total Acres Total Est. Land Value = 10,000

Land Improvement Cost Estimates
 Description Rate Size % Good Cash Value
 Residential Local Cost Land Improvements
 Description Rate Size % Good Cash Value
 LAND IMPROVE 2500 2,500.00 1 94 2,350
 Total Estimated Land Improvements True Cash Value = 2,350

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1981

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1360 SF Floor Area = 1760 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	Crawl Space	960		
2 Story	Siding	Slab	400		
			Total:	159,411	116,370

Other Additions/Adjustments

Plumbing
 Average Fixture(s) 1 1,120 818

Water/Sewer
 1000 Gal Septic 1 3,691 2,694
 Water Well, 50 Feet 1 2,038 1,488

Porches
 WCP (1 Story) 80 3,222 2,352

Deck
 Treated Wood 36 1,145 836

Garages
 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 400 14,716 10,743
 Common Wall: 1 Wall 1 -2,038 -1,488
 Door Opener 1 415 303

Built-Ins
 Appliance Allow. 1 2,099 1,532

Totals: 185,819 135,648

Notes:

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.880 => TCV: 119,370

2019 Est. T.C.V. 009-240-002-00 = 131,720

Est. TCV/Total Floor Area = 74.84

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
60,600	60,600	60,600	46,925	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,300		0	0	1,126	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,900	65,900	65,900	48,051	48,051	48,051	

009-240-003-00 2019 Est. T.C.V. WEBSTER GENE L & MAXINE E
 Property Class: 401 5155 S RIVERVIEW DR
 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 F> SITE		\$10000			10000	100		10,000
145 Actual Front Feet, 0.89 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	300	0	0
D/W/P: 4in Ren. Conc.	6.21	1000	0	0
D/W/P: Crushed Rock	1.72	300	0	0
Wood Frame	18.97	192	98	3,569
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				5,944

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1980

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1288 SF Floor Area = 1792 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,008		
1 Story	Siding	Crawl Space	280		
			Total:	178,628	125,056

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	784
2 Fixture Bath	1	2,359	1,651

Water/Sewer

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

Porches

CCP (1 Story)	210	4,164	2,915
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Deck

Treated Wood	224	3,389	2,372
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Garages

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

Base Cost	400	14,716	10,301
Common Wall: 1 Wall	1	-2,038	-1,427
Door Opener	1	415	290

Class: CD Exterior: Pole (Unfinished)

Base Cost	1920	31,469	22,028
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Built-Ins

Appliance Allow.	1	2,099	1,469
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Totals: 242,050 169,450

Notes:

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.880 => TCv: 149,116

2019 Est. T.C.V. 009-240-003-00 = 165,060

Est. TCv/Total Floor Area = 92.11

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
78,400	78,400	78,400	60,783	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,100	0	0	1,458	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
82,500	82,500	82,500	62,241	62,241	62,241	

009-240-004-00 2019 Est. T.C.V. TROLZ TERRY S & TONYA L
 Property Class: 401 5191 S RIVERVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors * IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE		\$10000			10000	100		10,000
149 Actual Front Feet, 2.70 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	1250	0	0
D/W/P: 3.5 Concrete	5.00	300	0	0
D/W/P: Patio Blocks	11.84	150	0	0
D/W/P: Asphalt Paving	2.35	3700	0	0
Wood Frame	18.87	195	50	1,840

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				6,590

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 1346 SF Floor Area = 1346 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,346		
Total:				156,402	140,762

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,748
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Plumbing

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

Water/Sewer

1000 Gal Septic	1	3,691	3,322
Water Well, 100 Feet	2	8,815	7,933

Porches

WPP	358	4,572	4,115
CCP (1 Story)	24	917	825

Garages

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

Base Cost	540	21,670	19,503
Common Wall: 1 Wall	1	-2,038	-1,834
Door Opener	1	415	373
Class: C Exterior: Pole (Unfinished)			
Base Cost	768	15,567	14,010

Built-Ins

Appliance Allow.	1	2,099	1,889
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Fireplaces

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

w/Roof (Roof portion)	233	2,894	2,605
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Recreation Room	390	5,721	5,149
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Totals:		229,605	206,644
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Notes:

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.880 => TCV: 181,847

2019 Est. T.C.V. 009-240-004-00 = 198,437
 Est. TCV/Total Floor Area = 147.43, Most recent sale 10/05/2018 for 204,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
93,800	93,800	93,800	86,432	2.40

2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,400	0	0	12,768	0

Parcel Number: 009-240-004-00 Page: 2

2019	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	99,200	99,200	99,200	88,506	99,200	99,200

009-240-005-00 2019 Est. T.C.V. COLES LAWRENCE P & SHARON P
 Property Class: 401 5197 S RIVERVIEW DR
 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 F> SITE					10000	100		10,000
159 Actual Front Feet, 1.34 Total Acres Total Est. Land Value =								10,000

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 1.5S Cls C 10 Blt 1980

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 945 SF Floor Area = 1418 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	945		
			Total:	151,719	113,787

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	840
3 Fixture Bath	1	3,525	2,644
2 Fixture Bath	1	2,359	1,769

Water/Sewer

1000 Gal Septic	1	3,691	2,768
Water Well, 100 Feet	1	4,407	3,305

Deck

Treated Wood	192	3,057	2,293
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Garages

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

Base Cost	440	15,704	11,778
Common Wall: 1/2 Wall	1	-1,019	-764

Class: CD Exterior: Pole (Unfinished)

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

Built-Ins

Appliance Allow.	1	2,099	1,574
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Fireplaces

Exterior 2 Story	1	6,089	4,567
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Breezeways

Frame Wall	135	7,051	5,288
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Basement Living Area	500	13,605	10,204
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Totals: 233,443 175,080

Notes:

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.880 => TCV: 154,070

2019 Est. T.C.V. 009-240-005-00 = 165,020

Est. TCV/Total Floor Area = 116.38

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
80,200	80,200	80,200	61,937	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,300	0	1,486	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
82,500	82,500	82,500	63,423	63,423	63,423	

009-240-006-00	2019 Est. T.C.V.	DISCHER THOMAS A
Property Class: 401		5203 S RIVERVIEW DR
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 F> SITE		\$10000			10000	100		10,000
165 Actual Front Feet, 1.28 Total Acres								Total Est. Land Value = 10,000

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 5 Blt 1984

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 864 SF Floor Area = 1544 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	624		
2 Story	Siding	Crawl Space	240		
1 Story	Siding	Overhang	440		
Total:				150,956	113,216

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,456
Plumbing			
Average Fixture(s)	1	1,120	840
2 Fixture Bath	1	2,359	1,769
Water/Sewer			
1000 Gal Septic	1	3,691	2,768
Water Well, 50 Feet	1	2,038	1,528
Porches			
CCP (1 Story)	80	1,750	1,312
Deck			
Treated Wood	384	4,823	3,617
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	440	15,704	11,778
Common Wall: 1.5 Wall	1	-3,057	-2,293
Door Opener	1	415	311
Built-Ins			
Appliance Allow.	1	2,099	1,574
Recreation Room	600	8,802	6,601
Totals:		192,642	144,477

Notes:

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.880 => TCV: 127,140

2019 Est. T.C.V. 009-240-006-00				=	138,080
Est. TCV/Total Floor Area = 89.43					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
63,700	63,700	63,700	57,423	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,300	0	0	1,378	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
69,000	69,000	69,000	58,801	58,801	58,801

009-240-007-00 2019 Est. T.C.V. DUDDLES WILLIAM T & MARY ANN
 Property Class: 401 5209 S RIVERVIEW DR
 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 F> SITE					10000	100		10,000
165 Actual Front Feet, 1.29 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	720	0	0
D/W/P: Asphalt Paving	2.19	1050	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 1974

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1248 SF Floor Area = 1248 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,248		
			Total:	123,326	86,328

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,639	1,147
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Plumbing

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

Water/Sewer

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

Deck

Treated Wood	80	1,679	1,175
Treated Wood	320	4,182	2,927

Garages

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

Base Cost	936	24,027	16,819
Common Wall: 1 Wall	1	-1,906	-1,334

Built-Ins

Appliance Allow.	1	1,467	1,027
Recreation Room	624	8,773	6,141

Totals: 172,464 120,723

Notes:

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.880 => TCV: 106,236

2019 Est. T.C.V. 009-240-007-00 = 118,136

Est. TCV/Total Floor Area = 94.66

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
56,000	56,000	56,000	43,354	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	0	1,040	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
59,100	59,100	59,100	44,394	44,394	44,394	

009-240-008-00	2019 Est. T.C.V.	DUDDLES WILLIAM T & MARY ANN
Property Class: 402		S RIVERVIEW DR
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 F> SITE		\$10000			10000	100		10,000
165 Actual Front Feet, 1.35 Total Acres								Total Est. Land Value = 10,000

2019 Est. T.C.V. 009-240-008-00 = 10,000

Est. TCV/Total Floor Area = 8.01

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	2,619	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	62	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	2,681	2,681	0	

009-240-009-00 2019 Est. T.C.V. WUCKER JOHN & HELENA
 Property Class: 401 5221 S RIVERVIEW DR
 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 F> SITE					10000	100		10,000
165 Actual Front Feet, 1.40 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.62	64	86	1,465
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 =				2,435

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

(11) Heating System: Forced Hot Water
 Ground Area = 1204 SF Floor Area = 1204 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	1,204		
			Total:	152,954	130,006

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

CPP	100	1,534	1,304
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Deck

Treated Wood	100	1,938	1,647
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Garages

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

Base Cost	584	22,869	19,439
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: 192,514 163,632

Notes:

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.880 => TCV: 143,996

2019 Est. T.C.V. 009-240-009-00				=	156,431
Est. TCV/Total Floor Area = 129.93, Most recent sale 07/01/1995 for 4,300					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
72,800	72,800	72,800	56,268	2.40	
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment
0	5,400	0	0	0	1,350
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
78,200	78,200	78,200	57,618	57,618	57,618

009-240-011-00 2019 Est. T.C.V. PALMER DENNIS & CYNTHIA R
 Property Class: 401 5233 S RIVERVIEW DR
 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 F> SITE	\$10000				10000	100		10,000
<Site Value F> SITE	\$10000				10000	100		10,000
450 Actual Front Feet, 3.64 Total Acres Total Est. Land Value =								20,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	12.51	40	0	0
D/W/P: 4in Ren. Conc.	6.21	616	0	0
D/W/P: Asphalt Paving	2.35	240	0	0
Wood Frame	20.30	150	94	2,862
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				5,237

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

(11) Heating System: Forced Hot Water
 Ground Area = 1264 SF Floor Area = 1264 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,008		
1 Story	Siding	Crawl Space	256		
			Total:	142,726	99,907

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)	104	3,724	2,607
WCP (1 Story)	58	2,607	1,825

Deck

Treated Wood	189	3,026	2,118
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	672	20,993	14,695	
Common Wall: 1 Wall	1	-2,038	-1,427	
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	576	18,824	13,177	
Door Opener	2	830	581	
Class: C Exterior: Pole (Unfinished)				
Base Cost	649	13,817	9,672	

Built-Ins

Appliance Allow.	1	2,099	1,469
Basement Living Area	144	3,918	2,743

Totals: 220,900 154,629

Notes:

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.880 => TCV: 136,074

2019 Est. T.C.V. 009-240-011-00 = 161,311

Est. TCV/Total Floor Area = 127.62

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
76,100	76,100	76,100	58,998	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,600	0	1,415	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,700	80,700	80,700	60,413	60,413	60,413	

Parcel Number: 009-240-011-00

Page: 2

009-240-012-00	2019 Est. T.C.V.	WILLETT LORI J
Property Class: 401		5080 S RIVERVIEW DR
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
180 Actual Front Feet, 1.09 Total Acres								Total Est. Land Value = 5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.35	720	0	0
D/W/P: 3.5 Concrete	5.00	129	0	0
Wood Frame	27.15	60	94	1,531

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 =				2,481

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1993

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1684 SF Floor Area = 1684 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	1,070		
1 Story	Siding	Crawl Space	614		
			Total:	175,248	148,961

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, 50 Feet	1	2,038	1,732

Deck

Treated Wood	144	2,533	2,153
Treated Wood	34	1,107	941

Garages

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

Base Cost	371	14,053	11,945
Common Wall: 1 Wall	1	-2,038	-1,732
Door Opener	1	415	353

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

Base Cost	397	14,653	12,455
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: 219,180 186,303

Notes:

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.880 => TCv: 163,947

2019 Est. T.C.V. 009-240-012-00 = 171,428

Est. TCv/Total Floor Area = 101.80

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
78,900	78,900	78,900	62,987	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,800	0	0	1,511	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
85,700	85,700	85,700	64,498	64,498	64,498	

009-240-013-00 2019 Est. T.C.V. DERUITER DAVID & CYNTHIA
 Property Class: 401 5120 S RIVERVIEW DR
 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
168 Actual Front Feet, 1.04 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	1900	0	0
D/W/P: 3.5 Concrete	5.00	500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	2	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1999

(11) Heating System: Forced Heat & Cool
 Ground Area = 1168 SF Floor Area = 1460 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,168		
			Total:	149,780	134,797

Other Additions/Adjustments

Plumbing

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

Water/Sewer

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

Porches

CPP	32	667	600
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Deck

Treated Wood	216	3,309	2,978
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Garages

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

Base Cost	576	22,654	20,389
Common Wall: 1 Wall	1	-2,038	-1,834
Door Opener	1	415	373

Built-Ins

Appliance Allow.	1	2,099	1,889
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Totals: 189,629 170,660

Notes:

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.880 => TCV: 150,181

2019 Est. T.C.V. 009-240-013-00 = 159,931

Est. TCV/Total Floor Area = 109.54, Most recent sale 08/31/2017 for 149,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,600	72,600	72,600	72,600	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,400	0	0	1,742	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,000	80,000	80,000	74,342	74,342	74,342	

009-240-014-00	2019 Est. T.C.V.	HILLS CAITLIN
Property Class: 401		5156 S RIVERVIEW DR
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
165 Actual Front Feet, 0.97 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 1S Cls CD Blt 1985

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1056 SF Floor Area = 1056 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,056		
Total:				107,234	80,425

Other Additions/Adjustments

Plumbing	Average Fixture(s)	1	933	700
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Water/Sewer	1000 Gal Septic	1	3,453	2,590
	Water Well, 100 Feet	1	4,280	3,210

Porches	WPP	30	1,105	829
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Deck	Treated Wood	48	1,282	961
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Garages	Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
	Base Cost	480	14,899	11,174
	Common Wall: 1 Wall	1	-1,906	-1,429

Built-Ins	Appliance Allow.	1	1,467	1,100
Totals:			132,747	99,560

Notes:

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.880 => TCv: 87,613

2019 Est. T.C.V. 009-240-014-00 = 94,252

Est. TCv/Total Floor Area = 89.25, Most recent sale 08/12/2016 for 85,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
44,400	44,400	44,400	42,779	2.40	
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,700	0	0	1,026	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
47,100	47,100	47,100	43,805	43,805	43,805

009-240-015-00	2019 Est. T.C.V.	JACKSON GERALD M & PEGGY A
Property Class: 402		S RIVERVIEW DR
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 F> SITE		\$10000			10000	100		10,000
165 Actual Front Feet,	1.79	Total Acres			Total Est.		Land Value =	10,000

2019 Est. T.C.V. 009-240-015-00 = 10,000

Est. TCV/Total Floor Area = 9.47, Most recent sale 05/01/1996 for 5,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
5,000	5,000	5,000	2,619	2.40			
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	62	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
5,000	5,000	5,000	2,681	2,681	0		

009-240-016-00	2019 Est. T.C.V.	KLINE HAMILTON TRUST
Property Class: 401		5200 S RIVERVIEW DR
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 F> SITE		\$10000			10000	100		10,000
165 Actual Front Feet, 1.66 Total Acres								Total Est. Land Value = 10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	112	0	0
D/W/P: Asphalt Paving	2.35	850	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	1	95	950
Total Estimated Land Improvements True Cash Value =				2,342

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1990

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1672 SF Floor Area = 1672 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,672		
			Total:	170,538	127,896

Other Additions/Adjustments

Plumbing

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

Water/Sewer

1000 Gal Septic	1	3,691	2,768
Water Well, 100 Feet	1	4,407	3,305

Porches

WPP	40	1,413	1,060
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Deck

Treated Wood	96	1,901	1,426
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Garages

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

Base Cost	672	20,993	15,745
Common Wall: 1 Wall	1	-2,038	-1,528

Built-Ins

Appliance Allow.	1	2,099	1,574
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Fireplaces

Wood Stove	1	1,936	1,452
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Basement Living Area	600	16,326	12,244
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Totals:	225,911	169,426
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Notes:

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.880 => TCv: 149,095

2019 Est. T.C.V. 009-240-016-00 = 161,437

Est. TCv/Total Floor Area = 96.55, Most recent sale 10/16/2015 for 136,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,600	75,600	75,600	69,537	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,100	0	0	1,668	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,700	80,700	80,700	71,205	71,205	71,205	

009-240-017-00 2019 Est. T.C.V. HOWISON LAWRENCE L JR
 Property Class: 401 5206 S RIVERVIEW DR
 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 F> SITE					10000	100		10,000
165 Actual Front Feet, 1.53 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.04	900	0	0
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 =				2,000

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

(11) Heating System: Forced Air w/o Ducts
 Ground Area = 1680 SF Floor Area = 1680 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	Basement	1,680		
			Total:	139,939	120,347

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	669
3 Fixture Bath	1	2,463	2,118

Water/Sewer

1000 Gal Septic	1	3,235	2,782
Water Well, 50 Feet	1	1,895	1,630

Deck

Treated Wood	298	3,898	3,352
Treated Wood	50	1,273	1,095

Garages

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

Base Cost	952	21,668	18,634
Common Wall: 1 Wall	1	-1,753	-1,508
Door Opener	1	327	281

Built-Ins

Appliance Allow.	1	1,243	1,069
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Totals: 174,966 150,469

Notes:

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.600 => TCV: 90,281

2019 Est. T.C.V. 009-240-017-00 = 102,281

Est. TCV/Total Floor Area = 60.88, Most recent sale 08/27/2018 for 129,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
48,300	48,300	48,300	36,322	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	14,778	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
51,100	51,100	51,100	37,193	51,100	51,100

009-240-018-00	2019 Est. T.C.V.	RADEN BILLIE SUE
Property Class: 401		5212 S RIVERVIEW DR
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 F> SITE	\$10000				10000	100		10,000
165 Actual Front Feet, 1.41 Total Acres Total Est. Land Value =								10,000

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 2S Cls CD Blt 2001

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 894 SF Floor Area = 1788 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	894		
			Total:	148,738	126,428

Other Additions/Adjustments

Plumbing

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

Water/Sewer

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

Porches

WCP (1 Story)	162	4,747	4,035
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Garages

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

Base Cost	576	16,877	14,345
Common Wall: 1 Wall	1	-1,906	-1,620
Door Opener	1	368	313

Built-Ins

Appliance Allow.	1	1,467	1,247
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Totals: 181,886 154,604

Notes:

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.880 => TCv: 136,052

2019 Est. T.C.V. 009-240-018-00			=	146,992	
Est. TCv/Total Floor Area = 82.21, Most recent sale 07/07/2011 for 134,683					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,500	69,500	69,500	53,643	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,000	0	0	1,287	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT	
73,500	73,500	73,500	54,930	54,930	54,930

009-240-019-00	2019 Est. T.C.V.	GALLUP ROBERT
Property Class: 402		S RIVERVIEW DR
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 F> SITE		\$10000			10000	100		10,000
157 Actual Front Feet,	1.40	Total Acres			Total Est.		Land Value =	10,000

2019 Est. T.C.V. 009-240-019-00 = 10,000

Est. TCV/Total Floor Area = 5.59, Most recent sale 02/01/2001 for 6,250

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	2,619	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	62	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	2,681	2,681	0	

009-240-020-00	2019 Est. T.C.V.	MALLERY KAY FRANCES
Property Class: 401		5224 S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
CLAM RIV 60/FF	53.00	55.00	1.0000	1.0000	60	100		3,180
212 Actual Front Feet, 1.80 Total Acres Total Est. Land Value =								18,180

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	200	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 1S Cls C 10 Blt 1978

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,120		
			Total:	140,146	91,088

Other Additions/Adjustments

Plumbing

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

Water/Sewer

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

Deck

Treated Wood	160	2,714	1,764
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	440	15,704	10,208	
Common Wall: 1 Wall	1	-2,038	-1,325	
Door Opener	1	415	270	

Built-Ins

Appliance Allow.	1	2,099	1,364
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Totals: 169,414 110,112

Notes:

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.880 => TCV: 96,899

2019 Est. T.C.V. 009-240-020-00 = 116,029

Est. TCV/Total Floor Area = 103.60

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,800	0	0	0	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
58,000	0	46,977	0	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,000	58,000	58,000	46,977	46,977	46,977	

009-240-022-00 2019 Est. T.C.V. HAMILTON LUKE D & HAMILTON MARY E
 Property Class: 401 5250 S RIVERVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CLAM RIV 60/FF	200.00	304.00	1.0000	1.0000	60	100		12,000
<Site Value A> CLAM RIVER 15K					15000	100		15,000
310 Actual Front Feet, 2.16 Total Acres Total Est. Land Value =								27,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	576	71	2,045
Total Estimated Land Improvements True Cash Value =				2,045

Cost Est. for Res. Bldg: 1 Single Family TRI Cls C Blt 1981

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 994 SF Floor Area = 1535 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Tri-Level	Siding	Crawl Space	994		
1 Story	Siding	Overhang	44		
			Total:	139,356	98,943

Other Additions/Adjustments

Plumbing
 Average Fixture(s) 1 1,120 795

Water/Sewer
 1000 Gal Septic 1 3,691 2,621
 Water Well, 100 Feet 1 4,407 3,129

Porches
 CCP (1 Story) 64 1,430 1,015

Garages
 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 458 16,140 11,459
 Common Wall: 1 Wall 1 -2,038 -1,447

Built-Ins
 Appliance Allow. 1 2,099 1,490

Totals: 166,205 118,005

Notes:

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.880 => TCv: 103,844

2019 Est. T.C.V. 009-240-022-00 = 132,889

Est. TCv/Total Floor Area = 86.57

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
63,100	63,100	63,100	50,074	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,300	0	0	1,201	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
66,400	66,400	66,400	51,275	51,275	51,275	

009-240-023-00	2019 Est. T.C.V.	GALLUP HAROLD & ELIZABETH TRUSTEES
Property Class: 402		S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
173 Actual Front Feet, 1.03 Total Acres							Total Est. Land Value =	15,000

2019 Est. T.C.V. 009-240-023-00	=	15,000			
Est. TCV/Total Floor Area = 9.77, Most recent sale 05/11/2005 for 25,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,500	7,500	7,500	2,801	2.40	
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	67	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,500	7,500	7,500	2,868	2,868	0

009-240-024-00 2019 Est. T.C.V. GALLUP HAROLD O & ELIZABETH B
 Property Class: 401 5310 S RIVERVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CLAM RIV 60/FF	267.00	247.00	1.0000	1.0000	60	100		16,020
267 Actual Front Feet, 1.51 Total Acres Total Est. Land Value =								16,020

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	15.68	80	71	890
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 =				1,840

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1989

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1168 SF Floor Area = 1168 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	Brick	Crawl Space	1,168		
			Total:	122,275	86,815

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	795
3 Fixture Bath	1	3,525	2,503

Water/Sewer

1000 Gal Septic	1	3,691	2,621
Water Well, 50 Feet	1	2,038	1,447

Porches

CCP (1 Story)	32	795	564
CGEP (1 Story)	180	8,768	6,225

Deck

Treated Wood	80	1,718	1,220
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Garages

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

Base Cost	600	23,412	16,623
Common Wall: 1 Wall	1	-2,740	-1,945

Built-Ins

Appliance Allow.	1	2,099	1,490
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Totals: 166,701 118,358

Notes:

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.880 => TCV: 104,155

2019 Est. T.C.V. 009-240-024-00 = 122,015

Est. TCV/Total Floor Area = 104.46

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
60,400	60,400	60,400	47,660	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	0	1,143	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
61,000	61,000	61,000	48,803	48,803	48,803	

009-240-025-00 2019 Est. T.C.V. GALLUP ROBERT & JUANITA &
 Property Class: 401 5330 S RIVERVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CLAM RIV 60/FF	200.00	496.00	1.0000	1.0000	60	100		12,000
<Site Value A> CLAM RIVER 15K					15000	100		15,000
616 Actual Front Feet, 7.01 Total Acres Total Est. Land Value =								27,000

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 C Blt 2004

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1152 SF Floor Area = 1152 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,152		
			Total:	130,498	121,362

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	1,042
3 Fixture Bath	1	3,525	3,278

Water/Sewer

1000 Gal Septic	1	3,691	3,433
Water Well, 100 Feet	1	4,407	4,099

Deck

Treated Wood	144	2,533	2,406	*95% Good
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Garages

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

Base Cost	624	19,893	18,500
Common Wall: 1 Wall	1	-2,038	-1,895
Door Opener	1	415	386

Built-Ins

Appliance Allow.	1	2,099	1,952
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Totals: 166,143 154,563

Notes:

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.880 => TCv: 136,015

2019 Est. T.C.V. 009-240-025-00 = 163,965

Est. TCv/Total Floor Area = 142.33

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
77,500	77,500	77,500	61,097	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,500	0	0	1,466	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
82,000	82,000	82,000	62,563	62,563	62,563	

009-240-026-00 2019 Est. T.C.V. FOX ANTHONY & WOLVERTON TAMI
 Property Class: 401 5344 S RIVERVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CLAM RIV 60/FF	161.32	1134.09	1.0000	1.0000	60	100		9,679
<Site Value A> CLAM RIVER 15K					15000	100		15,000
161 Actual Front Feet, 4.20 Total Acres Total Est. Land Value =								24,679

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	60	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2015

(11) Heating System: Forced Heat & Cool
 Ground Area = 1982 SF Floor Area = 1982 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,982		
			Total:	229,496	227,187

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,923
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Plumbing

Average Fixture(s)	1	1,120	1,109
3 Fixture Bath	1	3,525	3,490
2 Fixture Bath	1	2,359	2,335

Water/Sewer

2000 Gal Septic	1	7,336	7,263
Water Well, 100 Feet	1	4,407	4,363

Porches

CCP (1 Story)	70	1,552	1,536
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Garages

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

Base Cost	802	23,659	23,422
Common Wall: 2 Wall	1	-4,076	-4,035
Door Opener	1	415	411

Built-Ins

Appliance Allow.	1	2,099	2,078
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Fireplaces

Prefab 1 Story	1	1,967	1,947
Raised Hearth	1	336	333

Recreation Room	868	12,734	12,607
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Totals:		288,871	285,969
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Notes:

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.880 => TCV: 251,653

2019 Est. T.C.V. 009-240-026-00				=	277,282
Est. TCV/Total Floor Area = 139.90, Most recent sale 03/23/2015 for 28,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
130,100	130,100	130,100	120,016	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,500	0	2,880	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
138,600	138,600	138,600	122,896	122,896	122,896

009-240-027-00	2019 Est. T.C.V.	NEWELL LYNN & EILEEN
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CLAM RIV 60/FF	167.00	315.00	1.0000	1.0000	60	100		10,020
167 Actual Front Feet, 1.21 Total Acres								Total Est. Land Value = 10,020

2019 Est. T.C.V. 009-240-027-00 = 10,020

Est. TCV/Total Floor Area = 5.06

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	4,332	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	103	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	4,435	4,435	4,435	

009-240-028-00	2019 Est. T.C.V.	NEWELL LYNN C
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CLAM RIV 60/FF	165.00	312.00	1.0000	1.0000	60	100		9,900
165 Actual Front Feet, 1.18 Total Acres								Total Est. Land Value = 9,900

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	0.00	0 95	950
Total Estimated Land Improvements True Cash Value =			950

2019 Est. T.C.V. 009-240-028-00 = 10,850

Est. TCV/Total Floor Area = 5.47

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,100	5,100	5,100	4,216	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	0	101	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,400	5,400	5,400	4,317	4,317	4,317	

009-240-029-00 2019 Est. T.C.V. NEWELL LYNN C
 Property Class: 401 5383 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CLAM RIV 60/FF	165.00	309.00	1.0000	1.0000	60	100		9,900
165 Actual Front Feet, 1.17 Total Acres Total Est. Land Value =								9,900

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	420	0	0
D/W/P: Crushed Rock	1.72	75	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 1985

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1171 SF Floor Area = 1171 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,171		
			Total:	125,714	94,295

Other Additions/Adjustments

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

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

Water/Sewer

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

Porches

CCP (1 Story)	142	2,942	2,206
WGEP (1 Story)	325	16,257	12,193
WPP	90	2,127	1,595

Deck

Treated Wood	226	3,410	2,557
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Garages

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

Base Cost	720	22,025	16,519
Common Wall: 1 Wall	1	-2,038	-1,528
Door Opener	1	415	311

Built-Ins

Appliance Allow.	1	2,099	1,574
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Fireplaces

Direct-Vented Gas	1	2,293	1,720
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Recreation Room	1171	17,179	4,295
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Totals:		204,739	144,973
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Notes:

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.880 => TCV: 127,576

2019 Est. T.C.V. 009-240-029-00 = 139,376

Est. TCV/Total Floor Area = 119.02

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
66,100	66,100	66,100	50,130	2.40		
2019 New Eq.	Adj.	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	0	1,203	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
69,700	69,700	69,700	51,333	51,333	51,333	

009-240-030-00 2019 Est. T.C.V. NEWELL LYNN C
 Property Class: 401 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CLAM RIV 60/FF	165.00	307.00	1.0000	1.0000	60	100		9,900
165 Actual Front Feet, 1.16 Total Acres Total Est. Land Value =								9,900

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.64	68	94	1,512
Total Estimated Land Improvements True Cash Value =				1,512

Ag. Bld 1 0, 4 Wall Barn, General Purpose Class:D,Pole Quality:Average
 Height: 18 ft

Description	Rate	Size	Cost New
Base Cost	19.68	960	18,893
Default Walls	7.01	960	6,730

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Depr. Cost = 14,093
 ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.900 => TCV of Bldg: 1 = 12,683

Total Estimated True Cash Value of Agricultural Buildings = 12,683

2019 Est. T.C.V. 009-240-030-00 = 24,095

Est. TCV/Total Floor Area = 20.58

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,300	11,300	11,300	4,216	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	700	0	0	101	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,000	12,000	12,000	4,317	4,317	4,317	

009-240-031-00	2019 Est. T.C.V.	WEBSTER GENE L & MAXINE E
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CLAM RIV 60/FF	165.00	1227.60	1.0000	1.0000	60	100		9,900
<Site Value A> CLAM RIVER 15K					15000	100		15,000
165 Actual Front Feet, 4.65 Total Acres								Total Est. Land Value = 24,900

2019 Est. T.C.V. 009-240-031-00 = 24,900

Est. TCV/Total Floor Area = 21.26

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,500	12,500	12,500	11,049	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	265	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,500	12,500	12,500	11,314	11,314	0	

009-250-001-00 2019 Est. T.C.V. GUNNERSON MATTHEW
 Property Class: 401 9970 W LOTAN 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
GROUP A 30/FF	104.00	502.00	1.0000	1.0000	30	100		3,120
104 Actual Front Feet, 1.20 Total Acres Total Est. Land Value =								3,120

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1975

(11) Heating System: Wall Furnace
 Ground Area = 780 SF Floor Area = 780 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	780		
			Total:	33,138	11,598

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	158	1,327	464
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Plumbing

Average Fixture(s)	1	652	228
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Water/Sewer

1000 Gal Septic	1	3,453	1,209
Water Well, 50 Feet	1	1,962	687

Porches

WPP	84	1,880	658
WPP	91	1,928	675

Deck

Treated Wood	168	2,740	959
w/Roof (Roof portion)	1541	16,011	5,604

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	910	13,941	4,879
Door Opener	1	327	114

Built-Ins

Appliance Allow.	1	1,467	513
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Totals:		78,826	27,588
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Notes:

ECF (409 - RURAL SUBS) 0.500 => TCV: 13,794

2019 Est. T.C.V. 009-250-001-00 = 16,914

Est. TCV/Total Floor Area = 21.68, Most recent sale 09/02/2011 for 14,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,700	7,700	7,700	7,700	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	800	0	184	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,500	8,500	8,500	7,884	7,884	0	

009-250-002-00	2019 Est. T.C.V.	GUNNERSON MATTHEW A
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	,

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 30/FF	110.00	502.00	1.0000	1.0000	30	100		3,300
110 Actual Front Feet, 1.27 Total Acres Total Est. Land Value =								3,300

2019 Est. T.C.V. 009-250-002-00 = 3,300

Est. TCV/Total Floor Area = 4.23, Most recent sale 10/31/2008 for 100

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
1,700	1,700	1,700	1,700	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
1,700	1,700	1,700	1,740	1,700	0		

009-250-003-00	2019 Est. T.C.V.	GUNNERSON MATTHEW A
Property Class: 401		3643 S LACHANCE 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
GROUP A 30/FF	110.00	502.00	1.0000	1.0000	30	100		3,300
110 Actual Front Feet, 1.27 Total Acres								Total Est. Land Value = 3,300

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D Blt 1985

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 980 SF Floor Area = 980 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	980		
			Total:	75,616	64,285

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	545
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Water/Sewer

1000 Gal Septic	1	3,235	2,264
Water Well, 100 Feet	1	4,178	2,925

Deck

Treated Wood	48	1,256	879	
Pine w/Roof (Deck Portion)	160	2,072	1,595	*77% Good
Pine w/Roof (Roof portion)	160	1,749	1,347	

Garages

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

Base Cost	768	18,286	12,800
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Built-Ins

Appliance Allow.	1	1,243	870
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Totals: 108,413 76,157

Notes: HUD

ECF (409 - RURAL SUBS) 0.400 => TCv: 30,463

2019 Est. T.C.V. 009-250-003-00 = 33,763

Est. TCv/Total Floor Area = 34.45, Most recent sale 04/29/2009 for 28,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,300	17,300	17,300	13,116	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-400	0	0	314	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,900	16,900	16,900	13,430	13,430	0	

009-250-004-00 2019 Est. T.C.V. COLE BUCK
 Property Class: 401 3631 S LACHANCE 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
GROUP A 30/FF	110.00	503.00	1.0000	1.0000	30	100		3,300
110 Actual Front Feet, 1.27 Total Acres Total Est. Land Value =								3,300

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	720	0	0
Wood Frame	19.43	80	50	777
Total Estimated Land Improvements True Cash Value =				777

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

(11) Heating System: Forced Warm Air
 Ground Area = 660 SF Floor Area = 660 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	660		
Total:				28,576	10,001

Other Additions/Adjustments

Water/Sewer	Size	Cost New	Depr. Cost
1000 Gal Septic	1	3,235	1,132
Water Well, 50 Feet	1	1,895	663

Deck

Treated Wood	20	666	233
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Totals: 34,372 12,029

Notes:

ECF (409 - RURAL SUBS) 0.500 => TCV: 6,015

2019 Est. T.C.V. 009-250-004-00	=	10,092			
Est. TCV/Total Floor Area = 15.29, Most recent sale 08/31/2016 for 5,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
4,900	4,900	4,900	4,900	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	100	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	5,017	5,000	0

009-250-005-00 2019 Est. T.C.V. ADKINS BRENDA M
 Property Class: 401 3611 S LACHANCE 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
GROUP A 30/FF	110.00	503.00	1.0000	1.0000	30	100		3,300
110 Actual Front Feet, 1.27 Total Acres Total Est. Land Value =								3,300

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	23.44	408	25	2,391
D/W/P: 3.5 Concrete	5.00	527	0	0
Wood Frame	17.64	336	50	2,963
Wood Frame	17.13	700	25	2,998

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 =				9,352

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 1986

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1040 SF Floor Area = 1040 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,040		
Total:				104,936	73,455

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)	144	4,836	3,385
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Deck

Treated Wood	48	1,313	919
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Garages

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

Base Cost	624	19,893	13,925
Door Opener	1	415	290

Built-Ins

Appliance Allow.	1	2,099	1,469
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Totals: 143,866 100,705

Notes: 1986 FAIRMONT MHD

ECF (409 - RURAL SUBS) 0.600 => TCv: 60,423

2019 Est. T.C.V. 009-250-005-00 = 73,075

Est. TCv/Total Floor Area = 70.26, Most recent sale 11/01/1994 for 33,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,900	34,900	34,900	23,497	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,600	0	563	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,500	36,500	36,500	24,060	24,060	24,060	

009-250-006-00	2019 Est. T.C.V.	WANNE EDWARD H & EDITH &
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	,

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GROUP A 30/FF	252.00	803.81	1.0000	1.0000	30	100		7,560	
252 Actual Front Feet, 4.65 Total Acres								Total Est. Land Value =	7,560

2019 Est. T.C.V. 009-250-006-00 = 7,560

Est. TCV/Total Floor Area = 7.27

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,800	3,800	3,800	2,197	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	1,603	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,800	3,800	3,800	2,249	3,800	0	

009-250-006-50	2019 Est. T.C.V.	BALDWIN TIMOTHY E
Property Class: 401		3591 S LACHANCE 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
250 Actual Front Feet, 1.15 Total Acres								Total Est. Land Value = 5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	15.84	160	46	1,166
Total Estimated Land Improvements True Cash Value =				1,166

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1970

(11) Heating System: Wall Furnace
 Ground Area = 912 SF Floor Area = 912 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	912		
			Total:	34,057	11,919

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	144	1,179	413
Water/Sewer			
1000 Gal Septic	1	3,235	1,132
Water Well, 50 Feet	1	1,895	663
Deck			
Treated Wood	72	1,554	544
		Totals:	41,920 14,671

Notes: 1970 MASTERCRAFT MH

ECF (409 - RURAL SUBS) 0.500 => TCV: 7,336

2019 Est. T.C.V. 009-250-006-50	=	13,502			
Est. TCV/Total Floor Area = 14.80					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
6,800	6,800	6,800	6,800	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,800	6,800	6,800	6,963	6,800	0

009-250-007-00	2019 Est. T.C.V.	RICHARDS BRIAN S
Property Class: 401		9910 W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.60 Total Acres								Total Est. Land Value = 4,500

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1992

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1216 SF Floor Area = 1216 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,216		
			Total:	90,465	83,945

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	3,235	2,491
Water Well, 50 Feet	1	1,895	1,459

Deck

Treated Wood w/Roof (Deck Portion)	197	2,973	2,289
Treated Wood w/Roof (Roof portion)	197	2,082	1,603
Treated Wood w/Roof (Deck Portion)	197	2,973	2,289
Treated Wood w/Roof (Roof portion)	197	2,082	1,603

Totals: 105,705 81,391

Notes:

ECF (409 - RURAL SUBS) 0.600 => TCV: 48,835

2019 Est. T.C.V. 009-250-007-00 = 53,335

Est. TCV/Total Floor Area = 43.86, Most recent sale 08/25/2008 for 30,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,400	22,400	22,400	16,585	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,300	0	0	398	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,700	26,700	26,700	16,983	16,983	0	

009-250-008-00 2019 Est. T.C.V. NEREM JEFFREY A
 Property Class: 401 9890 W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.71 Total Acres Total Est. Land Value =								4,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.57	310	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 1972

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1056 SF Floor Area = 1056 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	1,056		
			Total:	107,234	69,702

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	933	606	
Water/Sewer					
1000 Gal Septic		1	3,453	2,244	
Water Well, 50 Feet		1	1,962	1,275	
Deck					
Treated Wood		120	2,185	1,420	
w/Roof (Roof portion)		288	3,082	2,003	
Built-Ins					
Appliance Allow.		1	1,467	954	
Fireplaces					
Wood Stove		1	1,630	1,059	
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost		1248	20,455	13,296	
			Totals:	142,401	92,559

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 81,452

2019 Est. T.C.V. 009-250-008-00	=	86,902			
Est. TCV/Total Floor Area = 82.29, Most recent sale 12/03/2009 for 0					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
38,900	38,900	38,900	34,746	2.40	
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,600	0	0	833	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
43,500	43,500	43,500	35,579	35,579	35,579

009-250-009-00	2019 Est. T.C.V.	LUMBERT WADE
Property Class: 402		W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet,	2.81	Total Acres			Total Est.		Land Value =	4,500

2019 Est. T.C.V. 009-250-009-00 = 4,500

Est. TCV/Total Floor Area = 4.26

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,300	2,300	2,300	2,277	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	23	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,300	2,300	2,300	2,331	2,300	0	

009-250-010-00	2019 Est. T.C.V.	LUMBERT WADE
Property Class: 401		9870 W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.83 Total Acres								Total Est. Land Value = 4,500

Cost Est. for Res. Bldg: 1	Single Family	GRG		Cls D	Blt 2000
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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=85/100/100/100/85

Building Areas

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

Water/Sewer

1000 Gal Septic	1	3,235	2,750
Water Well, 50 Feet	1	1,895	1,611

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	1280	18,547	15,765
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Totals:	23,677	20,126
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Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 17,711

2019 Est. T.C.V. 009-250-010-00	=	22,211
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Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,600	12,600	12,600	9,447	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,500	0	0	226	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,100	11,100	11,100	9,673	9,673	0	

009-250-011-00 2019 Est. T.C.V. WOOD JACK H & RHONDA L
 Property Class: 401 9850 W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.75 Total Acres Total Est. Land Value =								4,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.57	200	0	0
Metal Prefab	10.77	160	46	793
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 =				1,743

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1176 SF Floor Area = 1176 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,176		
			Total:	117,328	82,128

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	933	653	
3 Fixture Bath		1	2,929	2,050	
Water/Sewer					
1000 Gal Septic		1	3,453	2,417	
Water Well, 50 Feet		1	1,962	1,373	
Porches					
WPP		138	2,473	1,731	
WPP		120	2,238	1,567	
Deck					
Treated Wood		120	2,185	1,529	
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost		720	13,248	9,274	
Built-Ins					
Appliance Allow.		1	1,467	1,027	
Totals:				148,216	103,749

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 91,299

2019 Est. T.C.V. 009-250-011-00				=	97,542
Est. TCV/Total Floor Area = 82.94					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
43,500	43,500	43,500	35,481	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,300	0	0	851	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
48,800	48,800	48,800	36,332	36,332	36,332

009-250-012-00 2019 Est. T.C.V. WOOD JACK & RHONDA
 Property Class: 401 W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.54 Total Acres Total Est. Land Value =								4,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	924	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 1997

(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					
Water/Sewer					
	1000 Gal Septic		1	3,235	2,750
	Water Well, 50 Feet		1	1,895	1,611
Garages					
Class: D Exterior: Pole (Unfinished)					
	Base Cost		480	8,530	7,250
Totals:				13,660	11,611

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 10,218

2019 Est. T.C.V. 009-250-012-00				=	15,668
Est. TCV/Total Floor Area = 0.00, Most recent sale 03/01/1996 for 15,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
8,900	8,900	8,900	7,787	2.40	
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment
0	-1,100	0	0	0	13
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,800	7,800	7,800	7,973	7,800	0

009-250-013-00	2019 Est. T.C.V.	LOTAN ONE LLC
Property Class: 401		9790 W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.54 Total Acres								Total Est. Land Value = 4,500

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 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1983

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1040 SF Floor Area = 1040 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,040		
			Total:	113,566	85,181

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,120	840	

Water/Sewer					
1000 Gal Septic		1	3,691	2,768	
Water Well, 100 Feet		1	4,407	3,305	

Garages

Class: C Exterior: Pole (Unfinished)					
Base Cost		576	12,684	9,513	

Built-Ins

Appliance Allow.		1	2,099	1,574	
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Porches

CCP (1 Story)		16	611	458	
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Totals:			138,178	103,639	
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Notes:

ECF (409 - RURAL SUBS) 0.880 => TCv: 91,202

2019 Est. T.C.V. 009-250-013-00	=	96,652
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Est. TCv/Total Floor Area = 92.93

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
46,500	46,500	46,500	37,687	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	0	904	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,300	48,300	48,300	38,591	38,591	0	

009-250-014-00	2019 Est. T.C.V.	MEYERING SHARON K
Property Class: 402		9790 W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet,	2.36	Total Acres			Total Est.		Land Value =	4,500

2019 Est. T.C.V. 009-250-014-00 = 4,500

Est. TCV/Total Floor Area = 4.33

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,300	2,300	2,300	1,650	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	39	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,300	2,300	2,300	1,689	1,689	0	

009-250-015-00 2019 Est. T.C.V. ROMATZ PHILIP E & AMANDA K
 Property Class: 401 W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.32 Total Acres Total Est. Land Value =								4,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	20.40	25	0	0
D/W/P: 3.5 Concrete	4.39	480	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 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: D Exterior: Pole (Unfinished)					
Base Cost			1200	17,388	13,910
Totals:				17,388	13,910

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 12,241

2019 Est. T.C.V. 009-250-015-00	=	17,691				
Est. TCV/Total Floor Area = 0.00, Most recent sale 04/04/2006 for 62,000						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,100	9,100	9,100	7,464	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-300		0	0	179	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,800	8,800	8,800	7,643	7,643	7,643	

009-250-016-00 2019 Est. T.C.V. ROMATZ PHILIP E & AMANDA K
 Property Class: 401 9730 W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.31 Total Acres Total Est. Land Value =								4,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	21.86	25	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Wall/Floor Furnace
 Ground Area = 1200 SF Floor Area = 1200 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	1,200		
			Total:	116,944	76,014

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	606		
2 Fixture Bath	1	1,970	1,280		
Water/Sewer					
1000 Gal Septic	1	3,453	2,244		
Water Well, 100 Feet	1	4,280	2,782		
Porches					
CPP	120	1,616	1,050		
Built-Ins					
Appliance Allow.	1	1,467	954		
Totals:				130,663	84,930

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 74,739

2019 Est. T.C.V. 009-250-016-00					=	80,189
Est. TCV/Total Floor Area = 66.82, Most recent sale 07/06/2006 for 86,920						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,400	35,400	35,400	31,178	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,700	0	0	0	748	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,100	40,100	40,100	31,926	31,926	31,926	

009-250-017-00	2019 Est. T.C.V.	DEWEY BUDDY JAY & TINA MARIE
Property Class: 402		W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.31 Total Acres								Total Est. Land Value = 4,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	15.24	520	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

2019 Est. T.C.V. 009-250-017-00 = 5,450

Est. TCV/Total Floor Area = 4.54

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,700	2,700	2,700	1,650	2.40		
2019	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	39	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,700	2,700	2,700	1,689	1,689	1,689	

009-250-018-00 2019 Est. T.C.V. DEWEY BUDDY JAY
 Property Class: 401 9690 W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.31 Total Acres Total Est. Land Value =								4,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	616	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 1997

(11) Heating System: Forced Air w/o Ducts
 Ground Area = 1848 SF Floor Area = 1848 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	1,848		
			Total:	135,163	114,889

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, 50 Feet	1	1,895	1,611

Deck

Treated Wood	72	1,554	1,321
Treated Wood w/Roof (Deck Portion)	20	666	566
Treated Wood w/Roof (Roof portion)	20	290	246

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 240 7,399 6,289

Built-Ins

Appliance Allow.	1	1,243	1,057
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Totals: 154,686 131,484

Notes: 1997 REDMAN

ECF (409 - RURAL SUBS) 0.600 => TCv: 78,891

2019 Est. T.C.V. 009-250-018-00 = 84,341

Est. TCv/Total Floor Area = 45.64

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,100	36,100	36,100	28,028	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,100	0	0	672	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,200	42,200	42,200	28,700	28,700	28,700	

009-250-019-00 2019 Est. T.C.V. MATZNICK DANIEL T & JANINE L
 Property Class: 401 9670 W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.43 Total Acres Total Est. Land Value =								4,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	14.68	224	50	1,644
Total Estimated Land Improvements True Cash Value =				1,644

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D 10 Blt 1975

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1056 SF Floor Area = 1056 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,056		
			Total:	95,089	58,947

Other Additions/Adjustments

Plumbing	Average Fixture(s)			
	1	778	482	

Water/Sewer				
1000 Gal Septic	1	3,235	2,006	
Water Well, 50 Feet	1	1,895	1,175	

Porches				
CPP	25	489	303	
CPP	42	712	441	
CPP	24	455	282	

Deck				
Treated Wood	80	1,642	1,018	
Treated Wood	192	2,924	1,813	
w/Roof (Roof portion)	240	2,424	1,503	
w/Roof (Roof portion)	144	1,598	991	

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 576 12,954 8,031

Built-Ins				
Appliance Allow.	1	1,243	771	

Totals: 125,438 77,763

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 68,431

2019 Est. T.C.V. 009-250-019-00 = 74,575

Est. TCV/Total Floor Area = 70.62

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,200	31,200	31,200	25,490	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,100	0	0	611	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,300	37,300	37,300	26,101	26,101	26,101	

009-250-020-00	2019 Est. T.C.V.	MATZNICK DANIEL T & JANINE L
Property Class: 402		W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.55 Total Acres Total Est. Land Value =								4,500

2019 Est. T.C.V. 009-250-020-00 = 4,500

Est. TCV/Total Floor Area = 4.26, Most recent sale 02/01/1999 for 50,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,300	2,300	2,300	1,650	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	39	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
2,300	2,300	2,300	1,689	1,689	1,689		

009-250-021-00	2019 Est. T.C.V.	PITZ KENNETH E
Property Class: 401		9630 W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.74 Total Acres								Total Est. Land Value = 4,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	16.86	192	46	1,489
Total Estimated Land Improvements True Cash Value =				1,489

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 1975
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(11) Heating System: Forced Air w/ Ducts
 Ground Area = 960 SF Floor Area = 960 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	480		
1 Story	Siding	Crawl Space	480		
			Total:	94,825	66,377

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	933	653	
Water/Sewer					
1000 Gal Septic		1	3,453	2,417	
Water Well, 50 Feet		1	1,962	1,373	
Porches					
CPP		25	516	361	
CPP		25	516	361	
Built-Ins					
Appliance Allow.		1	1,467	1,027	
			Totals:	103,672	72,569

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 63,861

2019 Est. T.C.V. 009-250-021-00		=	69,850		
Est. TCV/Total Floor Area = 72.76					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
30,700	30,700	30,700	25,823	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,200	0	619	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
34,900	34,900	34,900	26,442	26,442	26,442

009-250-022-00	2019 Est. T.C.V.	PITZ KENNETH E
Property Class: 402		W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet,	2.96	Total Acres			Total Est.		Land Value =	4,500

2019 Est. T.C.V. 009-250-022-00 = 4,500

Est. TCV/Total Floor Area = 4.69

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,300	2,300	2,300	1,650	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	39	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,300	2,300	2,300	1,689	1,689	1,689	

009-250-023-00 2019 Est. T.C.V. HELMER COREY CHARLES
 Property Class: 401 9610 W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet, 3.17 Total Acres Total Est. Land Value =								4,500

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

(11) Heating System: Wall Furnace

Ground Area = 966 SF Floor Area = 966 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	966		
			Total:	42,259	14,790

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical			166	1,431	501
Plumbing					
Average Fixture(s)			1	731	256
Water/Sewer					
1000 Gal Septic			1	3,691	1,292
Water Well, 50 Feet			1	2,038	713
Deck					
Treated Wood			32	1,066	490 *46% Good
Built-Ins					
Appliance Allow.			1	2,099	735
			Totals:	53,315	18,777

Notes: 1972 NEW MOON

ECF (409 - RURAL SUBS) 0.500 => TCV: 9,389

2019 Est. T.C.V. 009-250-023-00 = 13,889

Est. TCV/Total Floor Area = 14.38, Most recent sale 09/16/2011 for 25,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
6,900	6,900	6,900	6,900	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,900	6,900	6,900	7,065	6,900	6,900

009-250-024-00 2019 Est. T.C.V. RICHARDS BRIAN & FOSTER JULIE ANN
 Property Class: 401 9570 W LOTAN 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 F> SITE					10000	100		10,000
135 Actual Front Feet, 4.60 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.54	168	50	1,473
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
OUTDOOR FURNACE	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				3,848

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1536 SF Floor Area = 1536 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	1,536		
Total:				129,581	90,707

Other Additions/Adjustments

Plumbing

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

Water/Sewer

1000 Gal Septic	1	3,453	2,417
Water Well, 100 Feet	1	4,280	2,996

Garages

Class: CD Exterior: Pole (Unfinished)			
Base Cost	432	9,223	6,456
Class: CD Exterior: Pole (Unfinished)			
Base Cost	1350	22,127	15,489

Built-Ins

Appliance Allow.	1	1,467	1,027
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Deck

w/Roof (Roof portion)	224	2,542	1,779
w/Roof (Roof portion)	224	2,542	1,779

Totals: 179,077 125,353

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 110,311

2019 Est. T.C.V. 009-250-024-00 = 124,159

Est. TCV/Total Floor Area = 80.83, Most recent sale 07/26/2005 for 118,556

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
55,500	55,500	55,500	44,930	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,600	0	1,078	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
62,100	62,100	62,100	46,008	46,008	0

009-250-025-00	2019 Est. T.C.V.	RICHARDS BRIAN & FOSTER JULIE ANN
Property Class: 402		W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet,	3.46	Total Acres			Total Est.		Land Value =	4,500

2019 Est. T.C.V. 009-250-025-00 = 4,500

Est. TCV/Total Floor Area = 2.93, Most recent sale 12/15/2003 for 4,700

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,300	2,300	2,300	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		
2,300	2,300	2,300	2,098	2,098	0		

009-250-026-00	2019 Est. T.C.V.	ROMAN CHRISTINE M
Property Class: 401		9530 W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet, 3.55 Total Acres								Total Est. Land Value = 4,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	15.03	192	50	1,443
Total Estimated Land Improvements True Cash Value =				1,443

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D 10 Blt 1976

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 988 SF Floor Area = 988 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	748			
1 Story	Siding	Crawl Space	240			*88% Good
			Total:	90,030	66,836	

Other Additions/Adjustments

Plumbing						
Average Fixture(s)	1	778	545			
Water/Sewer						
1000 Gal Septic	1	3,235	2,264			
Water Well, 100 Feet	1	4,178	2,925			
Built-Ins						
Appliance Allow.	1	1,243	870			
Fireplaces						
Wood Stove	1	1,350	945			
Deck						
w/Roof (Roof portion)	144	1,598	1,119			
Totals:				102,412	75,504	

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 66,444

2019 Est. T.C.V. 009-250-026-00	=	72,387			
Est. TCV/Total Floor Area = 73.27, Most recent sale 11/01/1999 for 48,500					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
28,600	28,600	28,600	27,196	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,600	0	0	652	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
36,200	36,200	36,200	27,848	27,848	27,848

009-250-027-00 2019 Est. T.C.V. VARGO LOUIS F & JUDY K
 Property Class: 401 9510 W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet, 3.64 Total Acres Total Est. Land Value =								4,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.76	320	50	2,841
Wood Frame	17.13	540	50	4,625
Total Estimated Land Improvements True Cash Value =				7,466

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1974

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1671 SF Floor Area = 1671 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	735		
1 Story	Siding	Basement	936		
			Total:	164,381	115,079

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
Built-Ins					
Appliance Allow.		1	2,099		1,469
Fireplaces					
Exterior 1 Story		1	4,942		3,459
			Totals:	181,796	127,269

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCv: 111,997

2019 Est. T.C.V. 009-250-027-00				=	123,963	
Est. TCv/Total Floor Area = 74.18, Most recent sale 09/16/2005 for 140,000						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,600	52,600	52,600	46,505	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,400		0	0	1,116	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,000	62,000	62,000	47,621	47,621	47,621	

009-250-028-00 2019 Est. T.C.V. GREENFIELD DAVID LEE SR
 Property Class: 401 9509 W LOTAN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 0.94 Total Acres Total Est. Land Value =								15,000

Land Improvement Cost Estimates

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

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

(11) Heating System: Forced Air w/ Ducts
 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:				83,570	54,320

Other Additions/Adjustments

Plumbing	Average Fixture(s)			
	1	933	606	

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

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)	Base Cost			
	352	9,275	6,029	

Fireplaces

Exterior 1 Story	1	4,331	2,815	
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Porches

CCP (1 Story)	24	858	558	
CPP	20	400	260	

Deck

w/Roof (Roof portion)	36	534	347	
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Totals: 105,316 68,454

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCv: 61,609
 90% Completed => Est. True Cash Value 2019 = 55,448

2019 Est. T.C.V. 009-250-028-00 = 71,581

Est. TCv/Total Floor Area = 77.47, Most recent sale 05/16/2018 for 50,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,200	26,200	26,200	21,283	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,000	600	0	9,000	5,517	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,800	35,800	35,800	30,793	35,800	0	

009-250-029-00 2019 Est. T.C.V. JUSTA DONALD
 Property Class: 401 9527 W LOTAN RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
80 Actual Front Feet, 1.45 Total Acres							Total Est. Land Value =	15,000

 Cost Est. for Res. Bldg: 1 Single Family 1S 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=59/100/100/100/59

Building Areas

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

Water/Sewer

1000 Gal Septic			1	3,453	2,037
Water Well, 50 Feet			1	1,962	1,158

Totals: 5,415 3,195

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 2,876

 2019 Est. T.C.V. 009-250-029-00 = 17,876

Est. TCV/Total Floor Area = 0.00, Most recent sale 01/01/1998 for 10,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,100	9,100	9,100	4,707	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-200	0	112	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,900	8,900	8,900	4,819	4,819	0	

009-250-030-00	2019 Est. T.C.V.	JUSTA DONALD G
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
80 Actual Front Feet, 1.83 Total Acres							Total Est. Land Value =	15,000

2019 Est. T.C.V. 009-250-030-00	=	15,000			
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/01/1995 for 7,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,500	7,500	7,500	2,801	2.40	
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	67	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,500	7,500	7,500	2,868	2,868	0

009-250-031-00	2019 Est. T.C.V.	HOLLAND JULIE K
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
71 Actual Front Feet, 1.95 Total Acres							Total Est. Land Value =	15,000

2019 Est. T.C.V. 009-250-031-00	=	15,000			
Est. TCV/Total Floor Area = 0.00, Most recent sale 11/01/1994 for 7,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,500	7,500	7,500	2,801	2.40	
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	67	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,500	7,500	7,500	2,868	2,868	0

009-250-032-00 2019 Est. T.C.V. WORKMAN SHELLY RANAE
 Property Class: 401 9567 W LOTAN RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
80 Actual Front Feet, 1.77 Total Acres Total Est. Land Value =								15,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	400	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2009

(11) Heating System: Forced Heat & Cool
 Ground Area = 1568 SF Floor Area = 1568 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,568		
			Total:	167,065	158,725

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	1,064
3 Fixture Bath	1	3,525	3,349
2 Fixture Bath	1	2,359	2,241

Water/Sewer

1000 Gal Septic	1	3,691	3,506
Water Well, 100 Feet	1	4,407	4,187

Porches

WGEP (1 Story)	240	13,054	12,401
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Garages

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

Base Cost	576	22,654	21,521
Common Wall: 1 Wall	1	-2,038	-1,936
Door Opener	1	415	394

Built-Ins

Appliance Allow.	1	2,099	1,994
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Deck

Treated Wood	24	832	790
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Totals: 219,183 208,236

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 187,412

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2010

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

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

Class: D,Pole Quality: Average

Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 18.52

Adjusted Square Foot Cost for Upper Floors = 18.52

Total Floor Area: 1,200 Base Cost New of Upper Floors = 22,224

Reproduction/Replacement Cost = 22,224

Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0

Total Depreciated Cost = 20,446

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 19,424

Replacement Cost/Floor Area= 18.52 Est. TCV/Floor Area= 16.19

Parcel Number: 009-250-032-00

Page: 2

Total Estimated True Cash Value of Commercial/Industrial Buildings = 19,424

2019 Est. T.C.V. 009-250-032-00 = 224,261

Est. TCV/Total Floor Area = 81.02, Most recent sale 07/09/2013 for 160,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,600	98,600	98,600	80,203	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	13,500	0	0	1,924	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
112,100	112,100	112,100	82,127	82,127	82,127	

009-250-033-00 2019 Est. T.C.V. STARLIN CLORINDA
 Property Class: 401 9591 W LOTAN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
123 Actual Front Feet, 0.94 Total Acres Total Est. Land Value =								15,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	9.94	60	94	560
Total Estimated Land Improvements True Cash Value =				560

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D-10 Blt 1983

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1098 SF Floor Area = 1098 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	864		
1 Story	Siding	Crawl Space	234		
			Total:	80,300	52,199

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	506
3 Fixture Bath	1	2,463	1,601

Water/Sewer

1000 Gal Septic	1	3,235	2,103
Water Well, 50 Feet	1	1,895	1,232

Porches

WCP (1 Story)	48	1,873	1,217
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Deck

Treated Wood	261	3,576	2,324
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Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 672 14,616 9,500

Built-Ins

Appliance Allow.	1	1,243	808
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Totals: 109,979 71,490

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.600 => TCV: 42,894

2019 Est. T.C.V. 009-250-033-00 = 58,454

Est. TCV/Total Floor Area = 53.24

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
28,200	28,200	28,200	21,939	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	526	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,200	29,200	29,200	22,465	22,465	0	

009-250-034-00	2019 Est. T.C.V.	VANENGEN CHARLES E & JEAN TRUST
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
125 Actual Front Feet, 0.83 Total Acres							Total Est. Land Value =	15,000

2019 Est. T.C.V. 009-250-034-00 = 15,000

Est. TCV/Total Floor Area = 13.66, Most recent sale 07/01/2002 for 33,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
7,500	7,500	7,500	2,801	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	67	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
7,500	7,500	7,500	2,868	2,868	0			

009-250-035-00 2019 Est. T.C.V. STAHL JANICE A REV L TRUST
 Property Class: 401 9621 W LOTAN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors * LOTS 35 & 36
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> CLAM RIVER 15K 15000 100 15,000
 <Site Value A> CLAM RIVER 15K 15000 100 15,000
 200 Actual Front Feet, 1.32 Total Acres Total Est. Land Value = 30,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	978	84	3,845
Wood Frame	18.21	144	71	1,862
Total Estimated Land Improvements True Cash Value =				5,707

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1975

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1248 SF Floor Area = 1464 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Basement	384			*83% Good
1.25 Story	Siding	Crawl Space	864			
			Total:	126,086	92,272	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	653
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Water/Sewer

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

Porches

WGEP (1 Story)	240	11,890	8,323
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Deck

Treated Wood	56	1,394	976
Pine w/Roof (Deck Portion)	40	949	664
Pine w/Roof (Roof portion)	40	580	406
Treated Wood	176	2,823	1,976
Treated Wood	120	2,185	1,529

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	480	14,899	10,876	*73% Good
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	396	9,936	8,545	*86% Good
Class: CD Exterior: Pole (Unfinished)				
Base Cost	1720	28,191	21,989	*78% Good

Built-Ins

Appliance Allow.	1	1,467	1,027
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Fireplaces

Interior 1 Story	1	3,567	2,497
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Breezeways

Frame Wall	140	6,370	4,459
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Lump Sum Items

144 SQ FT WD/TW		1,000	700
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Totals: 217,685 160,682

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 144,614

2019 Est. T.C.V. 009-250-035-00				=	180,321
Est. TCV/Total Floor Area = 123.17					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
84,200	84,200	84,200	66,662	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,000	0	1,599	0	
Parcel Number: 009-250-035-00					Page: 2

2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
90,200	90,200	90,200	68,261	68,261	68,261

009-250-037-00 2019 Est. T.C.V. WOLFF ANTHONY J
 Property Class: 401 9661 W LOTAN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
175 Actual Front Feet, 0.90 Total Acres Total Est. Land Value =								15,000

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1996

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 936 SF Floor Area = 1404 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Basement	936			*71% Good
Total:				120,735	89,019	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	662
3 Fixture Bath	1	2,929	2,080

Water/Sewer

1000 Gal Septic	1	3,453	2,452
Water Well, 50 Feet	1	1,962	1,393

Garages

Class: CD Exterior: Pole (Unfinished)
 Base Cost 768 13,862 11,644 *84% Good

Built-Ins

Appliance Allow.	1	1,467	1,042
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Totals: 145,341 108,292

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 97,463

2019 Est. T.C.V. 009-250-037-00 = 112,463

Est. TCV/Total Floor Area = 80.10, Most recent sale 11/27/2018 for 160,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,400	53,400	53,400	41,781	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,800	0	14,419	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,200	56,200	56,200	42,783	56,200	56,200	

009-250-038-00 2019 Est. T.C.V. GREENFIELD DAVE
 Property Class: 401 9689 W LOTAN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
175 Actual Front Feet, 0.91 Total Acres Total Est. Land Value =								15,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.19	4900	0	0
D/W/P: 4in Concrete	4.92	1080	0	0
D/W/P: 3.5 Concrete	4.68	226	0	0
D/W/P: Crushed Rock	1.66	126	0	0
Wood Frame	16.36	240	94	3,690
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 =				8,440

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

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,344		
Total:				131,282	111,590

Other Additions/Adjustments

Plumbing

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

Water/Sewer

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

Porches

WCP (1 Story)	175	5,010	4,258
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Deck

Treated Wood	240	3,463	2,944
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Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	672	18,823	16,000
Common Wall: 1 Wall	1	-1,906	-1,620
Door Opener	1	368	313
Class: CD Exterior: Pole (Unfinished)			
Base Cost	960	16,512	14,035

Built-Ins

Appliance Allow.	1	1,467	1,247
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Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	1200	5,100	2,295	*45% Good
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Totals: 189,396 158,948

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 143,053

2019 Est. T.C.V. 009-250-038-00 = 166,493

Est. TCV/Total Floor Area = 123.88

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
77,800	77,800	77,800	56,534	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,400	0	0	1,356	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,200	83,200	83,200	57,890	57,890	57,890	

009-250-040-00 2019 Est. T.C.V. CAVERLY KRISTOPHER L LV TRUST
 Property Class: 401 9721 W LOTAN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors * LOTS 39,40&41
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> CLAM RIVER 15K 15000 100 LOT 40 15,000
 <Site Value A> CLAM RIVER 15K 15000 100 LOT 39 15,000
 <Site Value A> CLAM RIVER 15K 15000 100 LOT 41 15,000
 429 Actual Front Feet, 4.29 Total Acres Total Est. Land Value = 45,000

Land Improvement Cost Estimates
 Description Rate Size % Good Cash Value
 Residential Local Cost Land Improvements
 Description Rate Size % Good Cash Value
 LAND IMPROVE 2500 2,500.00 1 94 2,350
 Total Estimated Land Improvements True Cash Value = 2,350

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1728 SF Floor Area = 1823 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,728		
1 Story	Siding	Overhang	95		
Total:				190,688	141,110

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade 1 1,942 1,437

Plumbing
 Average Fixture(s) 1 1,120 829

Water/Sewer
 2000 Gal Septic 1 7,336 5,429
 Water Well, 100 Feet 1 4,407 3,261

Porches
 CCP (1 Story) 168 3,424 2,534

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 964 27,291 20,195
 Common Wall: 1 Wall 1 -2,038 -1,508
 Door Opener 4 1,659 1,228

Built-Ins

Appliance Allow. 1 2,099 1,553
 Recreation Room 1000 14,670 10,856
 Totals: 252,598 186,924

Notes: ON LOT 40

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCv: 168,232

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

(11) Heating System: Wall Furnace
 Ground Area = 550 SF Floor Area = 550 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	550		
Total:				24,651	8,628

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical 130 1,065 373

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

Parcel Number: 009-250-040-00

Page: 2

Deck				
Treated Wood	240	3,386	2,404	*71% Good
Garages				
Class: D Exterior: Pole (Unfinished)				
Base Cost	864	13,349	4,672	
	Totals:	47,581	17,872	

Notes: ON LOT 39

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.500 => TCV: 8,936

2019 Est. T.C.V. 009-250-040-00				=	224,518	
Est. TCV/Total Floor Area = 94.61						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
106,300	106,300	106,300	84,042	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,000	0	0	2,017	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
112,300	112,300	112,300	86,059	86,059	66,265	

009-250-042-00 2019 Est. T.C.V. JONES ROGER J JR & TERESA
 Property Class: 401 9811 W LOTAN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
80 Actual Front Feet, 1.99 Total Acres Total Est. Land Value =								15,000

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 C 10 Blt 2003

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1320 SF Floor Area = 1320 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=89/100/100/100/89

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,320		
			Total:	142,539	126,847

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	997
3 Fixture Bath	1	3,525	3,137

Water/Sewer

1000 Gal Septic	1	3,691	3,285
Water Well, 100 Feet	1	4,407	3,922

Porches

WGEP (1 Story)	312	15,612	13,895
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Deck

Pine w/Roof (Deck Portion)	264	3,012	2,681
Pine w/Roof (Roof portion)	264	3,192	2,841

Garages

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

Common Wall: 1 Wall	1	-2,038	-1,814
Door Opener	2	830	739
Base Cost	1040	28,028	24,945

Built-Ins

Appliance Allow.	1	2,099	1,868
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Totals: 206,017 183,343

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 165,009

2019 Est. T.C.V. 009-250-042-00 = 180,959

Est. TCV/Total Floor Area = 137.09

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
81,100	81,100	81,100	61,540	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,400	0	0	1,476	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,500	90,500	90,500	63,016	63,016	63,016	

009-250-043-00 2019 Est. T.C.V. JONES ROGER J JR & TERESA
 Property Class: 401 W LOTAN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
80 Actual Front Feet, 1.81 Total Acres Total Est. Land Value =								15,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	693	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+S Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Water/Sewer					
	1000 Gal Septic		1	3,453	3,280
	Water Well, 50 Feet		1	1,962	1,864
Unit-in-Place Cost Items					
	TRAVEL TRAILER		500	535	455 *85% Good
Totals:				5,950	5,599

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 5,039

2019 Est. T.C.V. 009-250-043-00						=	22,414
Est. TCV/Total Floor Area =	0.00						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
11,900	11,900	11,900	6,950	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-700	0	0	166	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
11,200	11,200	11,200	7,116	7,116	7,116		

009-250-044-00	2019 Est. T.C.V.	BLOOMFIELD ROBERT J & KATHLEEN
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	CLAM RIVER	15K			15000	100		15,000
80 Actual Front Feet,	1.44 Total Acres						Total Est. Land Value =	15,000

2019 Est. T.C.V. 009-250-044-00 = 15,000

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
7,500	7,500	7,500	2,801	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	67	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
7,500	7,500	7,500	2,868	2,868	2,868		

009-250-045-00 2019 Est. T.C.V. BLOOMFIELD ROBERT J & KATHLEEN
Property Class: 401 9861 W LOTAN RD
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	CLAM RIVER	15K			15000	100		15,000
80 Actual Front Feet, 1.10 Total Acres Total Est. Land Value =								15,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	197	81	798
Wood Frame	18.40	240	81	3,577
Total Estimated Land Improvements True Cash Value =				4,375

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 10 Blt 1991

(11) Heating System: Forced Hot Water
Ground Area = 1276 SF Floor Area = 2228 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	952		
1 Story	Siding	Crawl Space	324		
			Total:	228,293	184,932

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,120		907
3 Fixture Bath		1	3,525		2,855
Water/Sewer					
1000 Gal Septic		1	3,691		2,990
Water Well, 100 Feet		1	4,407		3,570
Porches					
WCP (1 Story)		64	2,795		2,264
Deck					
Treated Wood		380	4,788		3,878
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		576	18,824		15,247
Common Wall: 1 Wall		1	-2,038		-1,651
Built-Ins					
Appliance Allow.		1	2,099		1,700
			Totals:	267,504	216,692

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 195,023

2019 Est. T.C.V. 009-250-045-00 = 214,398

Est. TCV/Total Floor Area = 96.23

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
96,000	96,000	96,000	73,061	2.40		
2019 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	11,200	0	0	1,753	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
107,200	107,200	107,200	74,814	74,814	74,814	

009-250-046-00	2019 Est. T.C.V.	BLOOMFIELD ROBERT J & KATHLEEN
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	CLAM RIVER	15K			15000	100		15,000
80 Actual Front Feet, 0.85 Total Acres								Total Est. Land Value = 15,000

2019 Est. T.C.V. 009-250-046-00 = 15,000

Est. TCV/Total Floor Area = 6.73

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
7,500	7,500	7,500	2,801	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	67	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
7,500	7,500	7,500	2,868	2,868	2,868		

009-250-048-00 2019 Est. T.C.V. MEEK BRUCE & KIMBERLY
Property Class: 401 W LOTAN RD
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	CLAM RIVER	15K			15000	100		15,000
<Site Value A>	CLAM RIVER	15K			15000	100		15,000
160 Actual Front Feet, 1.45 Total Acres Total Est. Land Value =								30,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	1472	50	4,570
Wood Frame	21.25	120	50	1,275
Total Estimated Land Improvements True Cash Value =				5,845

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 2019

(11) Heating System: No Heating/Cooling
Ground Area = 1418 SF Floor Area = 1682 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	915		
2 Story	Siding	Basement	264		
1 Story	Siding	Slab	239		
Total:				179,965	178,151

Other Additions/Adjustments

Plumbing					
3 Fixture Bath			1	-3,525	-3,490
Porches					
CCP (1 Story)			65	1,451	1,436
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Common Wall: 1 Wall			1	-2,038	-2,018
Base Cost			1200	32,340	32,017
Totals:				208,193	206,096

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 185,486
60% Completed => Est. True Cash Value 2019 = 111,292

2019 Est. T.C.V. 009-250-048-00		=	147,137		
Est. TCV/Total Floor Area = 87.48, Most recent sale 02/09/2018 for 26,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,500	7,500	7,500	2,801	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
66,100	0	0	58,600	12,199	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
73,600	73,600	73,600	61,468	73,600	0

009-250-049-00 2019 Est. T.C.V. JUN AMY MINNICK
 Property Class: 401 9909 W LOTAN RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 0.77 Total Acres Total Est. Land Value =								15,000

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1991

(11) Heating System: Electric Wall Heat
 Ground Area = 600 SF Floor Area = 750 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	600		
Total:				64,639	45,893

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	662
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Water/Sewer

1000 Gal Septic	1	3,453	2,452
Water Well, 100 Feet	1	4,280	3,039

Porches

WSEP (1 Story)	96	3,927	2,788
WGEP (1 Story)	118	7,508	5,331

Deck

Treated Wood	288	3,902	2,770
Treated Wood	75	1,614	1,146

Built-Ins

Appliance Allow.	1	1,467	1,042
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Fireplaces

Wood Stove	1	1,630	1,157
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Totals: 93,353 66,280

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 59,652

2019 Est. T.C.V. 009-250-049-00 = 74,652

Est. TCV/Total Floor Area = 99.54

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,100	36,100	36,100	28,443	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	682	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,300	37,300	37,300	29,125	29,125	0	

009-250-050-00	2019 Est. T.C.V.	METCALF HARRY M & SHERRY L
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 0.80 Total Acres							Total Est. Land Value =	15,000

2019 Est. T.C.V. 009-250-050-00 = 15,000

Est. TCV/Total Floor Area = 20.00, Most recent sale 01/16/2013 for 59,800

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
7,500	7,500	7,500	6,199	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	148	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
7,500	7,500	7,500	6,347	6,347	0			

009-250-051-00 2019 Est. T.C.V. METCALF HARRY M & SHERRY L
 Property Class: 401 9941 W LOTAN RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
103 Actual Front Feet, 1.07 Total Acres Total Est. Land Value =								15,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	948	58	2,749
Total Estimated Land Improvements True Cash Value =				2,749

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

(11) Heating System: Forced Warm Air
 Ground Area = 840 SF Floor Area = 840 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	840		
			Total:	51,402	17,990

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	164	1,414	495
Plumbing			
Average Fixture(s)	1	731	256
Water/Sewer			
1000 Gal Septic	1	3,691	1,292
Water Well, 50 Feet	1	2,038	713
Deck			
Treated Wood	108	2,061	721
Treated Wood	320	4,278	1,497

Garages

Class: C Exterior: Pole (Unfinished)
 Base Cost 728 15,004 5,251

Built-Ins

Appliance Allow.	1	2,099	735
Totals:			82,718 28,950

Notes: 1977 SQUIRE

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.500 => TCV: 14,475

2019 Est. T.C.V. 009-250-051-00 = 32,224

Est. TCV/Total Floor Area = 38.36

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,900	15,900	15,900	14,671	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	352	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,100	16,100	16,100	15,023	15,023	0	

009-250-052-00	2019 Est. T.C.V.	METCALF HARRY M & SHERRY L
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	CLAM RIVER	15K			15000	100		15,000
100 Actual Front Feet, 0.73 Total Acres								Total Est. Land Value = 15,000

2019 Est. T.C.V. 009-250-052-00 = 15,000

Est. TCV/Total Floor Area = 17.86

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
7,500	7,500	7,500	6,199	2.40				
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	148	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
7,500	7,500	7,500	6,347	6,347	0			

009-250-053-00 2019 Est. T.C.V. ESTRADA CAROLYN K
 Property Class: 401 3747 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
90 Actual Front Feet, 0.44 Total Acres							Total Est. Land Value =	15,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1977

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 864 SF Floor Area = 864 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	864		
			Total:	93,323	66,265

Other Additions/Adjustments

Plumbing
 Average Fixture(s) 1 1,120 795

Water/Sewer
 1000 Gal Septic 1 3,691 2,621
 Water Well, 50 Feet 1 2,038 1,447

Porches
 WCP (1 Story) 192 5,933 4,212
 WSEP (1 Story) 192 7,494 5,321

Deck
 Treated Wood 128 2,344 1,664

Garages
 Class: C Exterior: Pole (Unfinished)
 Base Cost 768 15,567 11,053
 Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 560 16,565 11,761
 Storage Over Garage 560 5,197 3,690
 Door Opener 1 368 261

Built-Ins
 Appliance Allow. 1 2,099 1,490

Fireplaces
 Wood Stove 1 1,936 1,375

Totals: 157,675 111,955

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCv: 100,760

2019 Est. T.C.V. 009-250-053-00 = 115,760

Est. TCv/Total Floor Area = 133.98

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,500	0	0	0	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
57,900	0	42,215	0	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,900	57,900	57,900	42,215	42,215	42,215	

009-250-053-50	2019 Est. T.C.V.	ESTRADA CAROLYN K
Property Class: 401		9991 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
90 Actual Front Feet, 0.33 Total Acres								Total Est. Land Value = 5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	15.03	192	94	2,713
Total Estimated Land Improvements True Cash Value =				2,713

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C Blt 2017

(11) Heating System: Wall/Floor Furnace
Ground Area = 768 SF Floor Area = 768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	768		
Total:				74,360	73,616

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic		1	3,691	3,654	

Porches

WCP (1 Story)		192	5,933	5,874	
WCP (1 Story)		36	1,929	1,910	

Deck

w/Roof (Roof portion)		192	2,471	2,446	
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Totals:			88,384	87,500	
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Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 78,750

2019 Est. T.C.V. 009-250-053-50 = 86,463

Est. TCV/Total Floor Area = 112.58

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,800	39,800	39,800	39,800	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,400	0	955	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,200	43,200	43,200	40,755	40,755	0	

009-250-054-00	2019 Est. T.C.V.	ZEMANSKI MARTIN D
Property Class: 401		W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
90 Actual Front Feet, 1.15 Total Acres							Total Est. Land Value =	15,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	11.09	200	71	1,575
Total Estimated Land Improvements True Cash Value =				1,575

2019 Est. T.C.V. 009-250-054-00 = 16,575

Est. TCV/Total Floor Area = 21.58

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,000	8,000	8,000	3,138	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	300	0	0	75	0	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,300	8,300	8,300	3,213	3,213	0	0

009-250-055-00 2019 Est. T.C.V. ZEMANSKI MARTIN D
 Property Class: 401 9970 W CLAM RIVER DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 1.29 Total Acres Total Est. Land Value =								15,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	34.75	60	56	1,168
Total Estimated Land Improvements True Cash Value =				1,168

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

(11) Heating System: Wall Furnace
 Ground Area = 1376 SF Floor Area = 1376 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	980		
Addition	Siding	Crawl	396		
			Total:	80,679	28,236

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	150	1,359	476
Plumbing			
Average Fixture(s)	1	939	329
Water/Sewer			
1000 Gal Septic	1	4,277	1,497
Water Well, 50 Feet	1	2,216	776
Porches			
CSEP (1 Story)	96	3,352	1,173
WCP (1 Story)	16	1,072	375
Deck			
Treated Wood	336	4,684	1,639
Treated Wood	48	1,391	487
Treated Wood	300	4,341	1,519
Built-Ins			
Appliance Allow.	1	3,016	1,056
Fireplaces			
Exterior 1 Story	1	6,471	2,265
		Totals:	113,797 39,828

Notes: 1986 BONANZA

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.500 => TCv: 19,914

2019 Est. T.C.V. 009-250-055-00 = 36,082

Est. TCv/Total Floor Area = 26.22

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
18,200	18,200	18,200	18,200	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-200	0	0	-200	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,000	18,000	18,000	18,636	18,000	0	

009-250-056-00 2019 Est. T.C.V. ZEMANSKI MARTIN D
 Property Class: 401 9940 W CLAM RIVER DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 1.02 Total Acres Total Est. Land Value =								15,000

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1992

(11) Heating System: Space Heater
 Ground Area = 300 SF Floor Area = 375 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	300		
Total:				29,838	24,467

Other Additions/Adjustments

Deck

Treated Wood	216	3,162	2,593
Treated Wood	32	1,022	838
Treated Wood	78	1,618	1,327

Water/Sewer

Water Well, 100 Feet	1	4,178	3,426
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Totals: 39,818 32,651

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 29,386

2019 Est. T.C.V. 009-250-056-00 = 44,386

Est. TCV/Total Floor Area = 118.36

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,300	19,300	19,300	14,409	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	0	345	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,200	22,200	22,200	14,754	14,754	0	

009-250-057-00	2019 Est. T.C.V.	ZEMANSKI MARTIN D
Property Class: 402		W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 0.78 Total Acres							Total Est. Land Value =	15,000

2019 Est. T.C.V. 009-250-057-00	=	15,000			
Est. TCV/Total Floor Area = 40.00, Most recent sale 04/27/2005 for 0					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,500	7,500	7,500	2,801	2.40	
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	67	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,500	7,500	7,500	2,868	2,868	0

009-250-058-00	2019 Est. T.C.V.	ZEMANSKI MARTIN D
Property Class: 402		W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 0.71 Total Acres							Total Est. Land Value =	15,000

2019 Est. T.C.V. 009-250-058-00 = 15,000

Est. TCV/Total Floor Area = 40.00, Most recent sale 04/27/2005 for 0

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
7,500	7,500	7,500	2,801	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	67	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
7,500	7,500	7,500	2,868	2,868	0			

009-250-059-00 2019 Est. T.C.V. JONES ROGER & TERESA
 Property Class: 402 W CLAM RIVER DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =								15,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C 5 Blt 2015

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

Building Areas

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

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

Deck					
	w/Roof (Roof portion)		322	3,764	3,726

Garages					
Class: C Exterior: Pole (Unfinished)					
	Base Cost		1553	28,435	28,151

Totals: 28,674 28,387

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 25,548

2019 Est. T.C.V. 009-250-059-00 = 40,548

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,400	19,400	19,400	17,015	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	900	0	0	408	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,300	20,300	20,300	17,423	17,423	0	

009-250-060-00 2019 Est. T.C.V. JONES ROGER & TERESA
 Property Class: 401 9888 W CLAM RIVER DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =								15,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.52	60	45	581
Total Estimated Land Improvements True Cash Value =				581

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 910 SF Floor Area = 910 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	910		
Total:				71,173	64,988

Other Additions/Adjustments

Water/Sewer	Size	Cost New	Depr. Cost
1000 Gal Septic	1	3,235	2,426
Water Well, 50 Feet	1	1,895	1,421

Deck	Size	Cost New	Depr. Cost
Treated Wood	20	666	499

Totals: 76,969 57,725

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.400 => TCv: 23,090

2019 Est. T.C.V. 009-250-060-00 = 38,671

Est. TCv/Total Floor Area = 42.50, Most recent sale 12/13/2013 for 38,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
18,700	18,700	18,700	17,739	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	0	425	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,300	19,300	19,300	18,164	18,164	0	

009-250-061-00	2019 Est. T.C.V.	JONES ROGER & TERESA
Property Class: 402		W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 0.71 Total Acres							Total Est. Land Value =	15,000

2019 Est. T.C.V. 009-250-061-00 = 15,000

Est. TCV/Total Floor Area = 16.48

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
7,500	7,500	7,500	6,199	2.40			
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	148	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
7,500	7,500	7,500	6,347	6,347	0		

009-250-062-00	2019 Est. T.C.V.	PRESTON JAMES G & BRENDA G
Property Class: 401		W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	CLAM RIVER	15K			15000	100		15,000
100 Actual Front Feet, 0.68 Total Acres Total Est. Land Value =								15,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	13.69	384	95	4,994
Metal Prefab	8.04	336	95	2,566
Total Estimated Land Improvements True Cash Value =				7,560

2019 Est. T.C.V. 009-250-062-00 = 22,560

Est. TCV/Total Floor Area = 24.79, Most recent sale 03/21/2011 for 14,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,500	7,500	7,500	6,199	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
3,800	0	3,800	148	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,300	11,300	11,300	10,147	10,147	10,147

009-250-063-00 2019 Est. T.C.V. PRESTON JAMES G & BRENDA G
 Property Class: 401 9844 W CLAM RIVER DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 0.63 Total Acres Total Est. Land Value =								15,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	400	0	0
D/W/P: 3.5 Concrete	5.00	140	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 1S Cls C 5 Blt 2011

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1223 SF Floor Area = 1223 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	1,223		
			Total:	144,229	136,998

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,845
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Plumbing

Average Fixture(s)	1	1,120	1,064
2 Fixture Bath	1	2,359	2,241

Water/Sewer

1000 Gal Septic	1	3,691	3,506
Water Well, 100 Feet	1	4,407	4,187

Porches

WCP (1 Story)	28	1,611	1,530
WPP	109	2,325	2,209

Garages

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

Base Cost	607	23,491	22,316
Common Wall: 1 Wall	1	-2,038	-1,936
Door Opener	1	415	394

Built-Ins

Appliance Allow.	1	2,099	1,994
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Totals: 185,651 176,348

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 158,713

2019 Est. T.C.V. 009-250-063-00 = 176,063

Est. TCV/Total Floor Area = 143.96, Most recent sale 11/21/2013 for 145,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
81,200	81,200	81,200	65,925	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,800	0	0	1,582	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
88,000	88,000	88,000	67,507	67,507	67,507	

009-250-064-00	2019 Est. T.C.V.	DAHLQUIST FRANCIS A
Property Class: 402		W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	CLAM RIVER	15K			15000	100		15,000
100 Actual Front Feet, 0.73 Total Acres								Total Est. Land Value = 15,000

2019 Est. T.C.V. 009-250-064-00 = 15,000

Est. TCV/Total Floor Area = 12.26

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
7,500	7,500	7,500	2,727	2.40				
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	65	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
7,500	7,500	7,500	2,792	2,792	0			

009-250-065-00 2019 Est. T.C.V. DAHLQUIST FRANCIS A
 Property Class: 401 9790 W CLAM RIVER DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 0.86 Total Acres Total Est. Land Value =								15,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	257	71	854
Wood Frame	18.33	140	71	1,822
Total Estimated Land Improvements True Cash Value =				2,676

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

(11) Heating System: Forced Hot Water
 Ground Area = 1436 SF Floor Area = 1436 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	1,436		
Total:				142,627	101,266

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	662
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Water/Sewer

1000 Gal Septic	1	3,453	2,452
Water Well, 50 Feet	1	1,962	1,393

Deck

Treated Wood	213	3,201	2,273
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Garages

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

Base Cost	504	15,417	10,946
Common Wall: 1 Wall	1	-1,906	-1,353

Built-Ins

Appliance Allow.	1	1,467	1,042
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Fireplaces

Interior 1 Story	1	3,567	2,533
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Totals: 170,721 121,214

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 109,093

2019 Est. T.C.V. 009-250-065-00 = 126,769

Est. TCV/Total Floor Area = 88.28

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
58,300	58,300	58,300	45,769	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,100	0	0	1,098	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
63,400	63,400	63,400	46,867	46,867	46,867	

009-250-066-00 2019 Est. T.C.V. DAHLQUIST CARMEN
 Property Class: 401 9770 W CLAM RIVER DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 1.06 Total Acres Total Est. Land Value =								15,000

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 Blt 1978

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1722 SF Floor Area = 1722 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	1,722		
			Total:	184,156	130,750

Other Additions/Adjustments

Plumbing

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

Water/Sewer

1000 Gal Septic	1	3,691	2,621
Water Well, 50 Feet	1	2,038	1,447

Deck

Treated Wood	104	2,000	1,420
Treated Wood	160	2,714	1,927
Treated Wood	150	2,598	1,845

Built-Ins

Appliance Allow.	1	2,099	1,490
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Fireplaces

Interior 1 Story	1	4,051	2,876
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Totals: 206,826 146,846

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCv: 132,161

2019 Est. T.C.V. 009-250-066-00 = 148,131

Est. TCv/Total Floor Area = 86.02

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
68,000	68,000	68,000	54,763	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,100	0	0	1,314	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
74,100	74,100	74,100	56,077	56,077	0	

009-250-067-00 2019 Est. T.C.V. DAHLQUIST CARMEN
 Property Class: 402 W CLAM RIVER DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
CLAM RIV 60/FF	100.00	590.00	1.0000	1.0000	60	100		6,000
272 Actual Front Feet, 3.68 Total Acres Total Est. Land Value =								21,000

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

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

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

Garages

Class: C Exterior: Pole (Unfinished)					
	Base Cost		1200	21,972	15,600
Totals:				21,972	15,600

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 14,040

2019 Est. T.C.V. 009-250-067-00						=	35,040
Est. TCV/Total Floor Area = 0.00, Most recent sale 03/16/2011 for 0							
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
16,900	16,900	16,900	14,361	2.40			
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	600	0	344	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
17,500	17,500	17,500	14,705	14,705	0		

009-250-068-00	2019 Est. T.C.V.	PEARSON DEBRA L TRUST
Property Class: 402		W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors * TRIANGLE, IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E>	250				6500	100		6,500
100 Actual Front Feet,	1.68	Total Acres			Total Est.		Land Value =	6,500

2019 Est. T.C.V. 009-250-068-00 = 6,500

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/21/2011 for 16,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	3,300	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,300	3,300	3,300	3,379	3,300	3,300	

009-250-069-00	2019 Est. T.C.V.	PEARSON DEBRA L TRUST
Property Class: 402		W CLAM RIVER DR
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 E>	250				6500	100		6,500
100 Actual Front Feet,	0.57	Total Acres			Total Est.		Land Value =	6,500

2019 Est. T.C.V. 009-250-069-00 = 6,500

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	3,300	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,300	3,300	3,300	3,379	3,300	3,300	

009-250-070-00	2019 Est. T.C.V.	CURTIS IVAN D
Property Class: 402		W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

	* Factors *		CLAM RIVER DRIVE			
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value E>	250				6500 100	6,500
100 Actual Front Feet,	0.92 Total Acres				Total Est. Land Value =	6,500

2019 Est. T.C.V. 009-250-070-00 = 6,500

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	1,513	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	36	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,300	3,300	3,300	1,549	1,549	0	

009-250-071-00 2019 Est. T.C.V. CURTIS IVAN D
 Property Class: 401 9861 W CLAM RIVER DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors * CLAM RIVER DRIVE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E>	250				6500	100		6,500
100 Actual Front Feet, 1.01 Total Acres Total Est. Land Value =								6,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.02	480	0	0
Wood Frame	15.84	160	50	1,267
Wood Frame	13.59	480	50	3,261

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				5,478

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1216 SF Floor Area = 1216 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,216		
Total:				90,465	89,397

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	638
3 Fixture Bath	1	2,463	2,020

Water/Sewer

1000 Gal Septic	1	3,235	2,653
Water Well, 50 Feet	1	1,895	1,554

Deck

Treated Wood	216	3,162	2,593
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Built-Ins

Appliance Allow.	1	1,243	1,019
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Garages

Class: C Exterior: Pole (Unfinished)
 Base Cost 1200 21,972 18,017

Totals: 125,213 102,675

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.400 => TCV: 41,070

2019 Est. T.C.V. 009-250-071-00 = 53,048

Est. TCV/Total Floor Area = 43.63

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,000	25,000	25,000	18,184	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	0	436	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,500	26,500	26,500	18,620	18,620	18,620	

009-250-072-00	2019 Est. T.C.V.	PEARSON WILLIAM F
Property Class: 401		3985 S LACHANCE 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 E>	250				6500	100		6,500
125 Actual Front Feet, 1.44 Total Acres								Total Est. Land Value = 6,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	872	0	0
D/W/P: Asphalt Paving	2.35	3800	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 2.5S Cls C Blt 1982

(11) Heating System: Heat Pump

Ground Area = 3136 SF Floor Area = 6248 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	384		
1 Story	Siding	Slab	480		
2 Story	Siding	Slab	592		
2.5 Story	Siding	Slab	1,680		
			Total:	474,026	289,156

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	683
3 Fixture Bath	1	3,525	2,150
2 Fixture Bath	1	2,359	1,439

Water/Sewer

1000 Gal Septic	1	3,691	2,252
Water Well, 100 Feet	1	4,407	2,688

Porches

CCP (1 Story)	80	1,750	1,067
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Garages

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

Base Cost	784	23,308	14,218
Common Wall: 1 Wall	1	-2,038	-1,243

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

Base Cost	1960	42,454	25,897
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Built-Ins

Appliance Allow.	1	2,099	1,280
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Fireplaces

Interior 2 Story	1	5,044	3,077
Wood Stove	1	1,936	1,181

Deck

w/Roof (Roof portion)	280	3,338	2,036
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Totals: 567,019 345,881

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 311,293

2019 Est. T.C.V. 009-250-072-00 = 322,543

Est. TCV/Total Floor Area = 51.62

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
145,700	145,700	145,700	105,378	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,600	0	0	2,529	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
161,300	161,300	161,300	107,907	107,907	107,907	

009-250-073-00	2019 Est. T.C.V.	PEARSON WM F
Property Class: 402		S LACHANCE 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 E>	250				6500	100		6,500
125 Actual Front Feet,	1.44	Total Acres			Total Est.		Land Value =	6,500

2019 Est. T.C.V. 009-250-073-00 = 6,500

Est. TCV/Total Floor Area = 1.04

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	2,277	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	54	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,300	3,300	3,300	2,331	2,331	2,331	

009-250-074-00 2019 Est. T.C.V. DUBACH WANDA F LE
 Property Class: 401 3939 S LACHANCE 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 E>	250				6500	100		6,500
125 Actual Front Feet, 1.44 Total Acres Total Est. Land Value =								6,500

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

(11) Heating System: Wall Furnace
 Ground Area = 980 SF Floor Area = 980 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	980		
			Total:	42,549	14,893

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	168	1,448	507
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Plumbing

Average Fixture(s)	1	731	256
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Water/Sewer

1000 Gal Septic	1	3,691	1,292
Water Well, 50 Feet	1	2,038	713

Deck

Treated Wood	72	1,624	568
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Garages

Class: C Exterior: Pole (Unfinished)					
Base Cost	720	14,890	5,211		
No Concrete Floor	720	-3,629	-1,270		

Built-Ins

Appliance Allow.	1	2,099	735
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Totals: 65,441 22,905

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.500 => TCV: 11,452

2019 Est. T.C.V. 009-250-074-00 = 17,952

Est. TCV/Total Floor Area = 18.32

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
11,000	11,000	11,000	11,000	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,000	0	0	-2,000	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,000	9,000	9,000	11,264	9,000	9,000

009-250-075-00 2019 Est. T.C.V. PEARSON DEBRA L (TRUST)
 Property Class: 401 9969 W CLAM RIVER DR
 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 E>	250				6500	100		6,500
125 Actual Front Feet, 1.44 Total Acres Total Est. Land Value =								6,500

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1985

(11) Heating System: Wall Furnace
 Ground Area = 826 SF Floor Area = 826 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=44/100/100/100/44

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	826		
			Total:	37,215	16,373

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	146	1,259	554
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Plumbing

Average Fixture(s)	1	731	322
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Water/Sewer

1000 Gal Septic	1	3,691	1,624
Water Well, 50 Feet	1	2,038	897

Deck

Pine w/Roof (Deck Portion)	98	1,533	675
Pine w/Roof (Roof portion)	98	1,362	599
Treated Wood	120	2,236	984
Pine w/Roof (Deck Portion)	96	1,518	668
Pine w/Roof (Roof portion)	96	1,339	589

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 576 18,824 8,283

Built-Ins

Appliance Allow.	1	2,099	924
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Totals: 73,845 32,492

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.500 => TCV: 16,246

2019 Est. T.C.V. 009-250-075-00 = 22,746

Est. TCV/Total Floor Area = 27.54, Most recent sale 08/16/2004 for 43,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,000	14,000	14,000	13,328	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-2,600	0	0	-1,928	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,400	11,400	11,400	13,647	11,400	0	

009-260-001-00 2019 Est. T.C.V. TRINGALI JOSEPH J & DANA C
 Property Class: 401 163 S DANA TRL
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	135.00	63.56	0.7841	0.8479	1100	100		98,728
135 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								98,728

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.35	1460	0	0
D/W/P: Patio Blocks	11.84	15	0	0
D/W/P: Brick on Sand	13.67	150	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 1.25S Cls C 10 Blt 1999

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1344 SF Floor Area = 1680 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,344		
Total:				167,642	134,131

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	896
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Porches

WCP (1 Story)	528	13,063	10,450
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Deck

Treated Wood	220	3,351	2,681
Treated Wood	208	3,224	2,579

Garages

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

Base Cost	672	20,993	16,794
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	*91% Good
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Totals: 215,410 172,345

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 224,049

2019 Est. T.C.V. 009-260-001-00				=	327,527
Est. TCV/Total Floor Area = 194.96, Most recent sale 12/01/1997 for 42,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
148,300	148,300	148,300	126,497	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,500	0	3,035	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
163,800	163,800	163,800	129,532	129,532	0

009-260-002-00	2019 Est. T.C.V.	TRINGALI JOSEPH J & DANA C
Property Class: 402		DANA TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	70.00	71.00	0.9548	0.8669	1100	100		63,736
70 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 63,736

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	16.86	192	94	3,043
Total Estimated Land Improvements True Cash Value =				3,043

2019 Est. T.C.V. 009-260-002-00 = 66,779

Est. TCV/Total Floor Area = 39.75, Most recent sale 11/10/2016 for 65,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
25,900	25,900	25,900	25,900	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,500	0	0	621	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
33,400	33,400	33,400	26,521	26,521	0

009-260-003-00 2019 Est. T.C.V. VANLEEUEWEN GARY J & SYLVIA A
 Property Class: 401 111 DANA TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors * LOTS #3 & 4
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 GROUP C 1100/FF 125.00 111.17 0.8024 0.9482 1100 100 104,615
 125 Actual Front Feet, 0.32 Total Acres Total Est. Land Value = 104,615

Land Improvement Cost Estimates

Description Rate Size % Good Cash Value
 D/W/P: Asphalt Paving 2.19 500 0 0
 D/W/P: 4in Ren. Conc. 5.57 131 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 1S Cls CD Blt 1984

(11) Heating System: Forced Heat & Cool
 Ground Area = 1747 SF Floor Area = 1747 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	Brick	Crawl Space	1,347		
1 Story	Siding	Slab	400		
			Total:	155,568	101,122

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	606
3 Fixture Bath	2	5,858	3,808
Separate Shower	1	902	586

Porches

WGEP (1 Story)	200	10,442	6,787
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Deck

Treated Wood	484	5,479	3,561
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Garages

Class: CD Exterior: Brick Foundation: 42 Inch (Finished)

Common Wall: 1 Wall	1	-2,540	-1,651
Door Opener	2	736	478
Base Cost	1200	41,148	26,746

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

Interior 1 Story	1	3,567	2,319
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Local Cost Items

SANITARY SEWER	1	0	0	*78% Good
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Totals: 226,528 147,245

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 191,419

2019 Est. T.C.V. 009-260-003-00 = 298,295

Est. TCV/Total Floor Area = 170.75, Most recent sale 02/27/2017 for 285,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
137,800	137,800	137,800	137,800	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,300	0	0	3,307	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
149,100	149,100	149,100	141,107	141,107	141,107	

009-260-005-00 2019 Est. T.C.V. HAMMING PERCY & KAY M
 Property Class: 401 103 S DANA TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	60.00	153.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.35	200	50	235
D/W/P: 3.5 Concrete	5.00	240	50	600
Total Estimated Land Improvements True Cash Value =				835

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1973

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1286 SF Floor Area = 1510 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	390		
1.25 Story	Siding	Crawl Space	896		
			Total:	140,601	98,420

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	784
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Porches

CCP (1 Story)	256	4,918	3,443
CCP (1 Story)	56	1,265	885
CPP	14	297	208

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 384 12,791 8,954

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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Fireplaces

Exterior 1 Story	1	4,942	3,459
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Local Cost Items

SANITARY SEWER	1	0	0	*87% Good
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Totals: 171,205 119,843

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 155,796

2019 Est. T.C.V. 009-260-005-00 = 228,631

Est. TCV/Total Floor Area = 151.41, Most recent sale 08/25/2004 for 250,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
109,200	109,200	109,200	101,306	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,100	0	0	2,431	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
114,300	114,300	114,300	103,737	103,737	0	

009-260-006-00	2019 Est. T.C.V.	KING LARRY
Property Class: 402		DANA TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	65.00	154.00	0.9763	1.0000	1200	100		76,149
65 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	76,149

2019 Est. T.C.V. 009-260-006-00 = 76,149

Est. TCV/Total Floor Area = 50.43

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
34,900	34,900	34,900	32,365	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,200	0	0	776	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
38,100	38,100	38,100	33,141	33,141	0		

009-260-007-00 2019 Est. T.C.V. GLEASON KELLY A
 Property Class: 401 7017 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	60.00	110.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	528	0	0
D/W/P: 3.5 Concrete	5.00	60	0	0
Wood Frame	21.88	100	50	1,094

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				2,994

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 5 Blt 1977

(11) Heating System: Forced Hot Water
 Ground Area = 1400 SF Floor Area = 2800 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	1,400		
Total:				242,462	157,598

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	728
3 Fixture Bath	2	7,051	4,583

Porches

CCP (1 Story)	80	1,750	1,137
CGEP (1 Story)	255	11,228	7,298

Deck

Treated Wood	700	7,147	4,646
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Garages

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

Base Cost	848	24,694	16,051
Common Wall: 1/2 Wall	1	-1,019	-662
Door Opener	1	415	270

Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,364
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Fireplaces

Wood Stove	1	1,936	1,258
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Local Cost Items

SANITARY SEWER	1	0	0	*81% Good
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Totals: 304,424 197,873

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 257,235

2019 Est. T.C.V. 009-260-007-00		=		332,229	
Est. TCV/Total Floor Area = 118.65, Most recent sale 08/10/2007 for 365,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
160,700	160,700	160,700	125,196	2.40	
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,400	0	0	3,004	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
166,100	166,100	166,100	128,200	128,200	0

009-260-008-00 2019 Est. T.C.V. CORRIGAN TERRY D & MICHELLE L
 Property Class: 401 6999 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	45.00	104.00	1.0901	1.0000	1200	100		58,867
45 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								58,867

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	893	50	2,362
D/W/P: 4in Concrete	5.29	224	50	592
Wood Frame	20.49	144	50	1,475
Total Estimated Land Improvements True Cash Value =				4,429

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1987

(11) Heating System: Forced Heat & Cool
 Ground Area = 1016 SF Floor Area = 1524 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,016		
			Total:	162,660	123,625

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,476
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Plumbing

Average Fixture(s)	1	1,120	851
3 Fixture Bath	2	7,051	5,359
2 Fixture Bath	1	2,359	1,793

Porches

WCP (1 Story)	56	2,541	1,931
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Deck

Treated Wood	588	6,374	4,844
Treated Wood	25	898	682

Garages

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

Base Cost	512	17,398	13,222
Common Wall: 1 Wall	1	-2,038	-1,549
Door Opener	1	415	315

Water/Sewer

Public Sewer	1	1,134	862
Water Well, 100 Feet	1	4,407	3,349

Built-Ins

Appliance Allow.	1	2,099	1,595
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Breezeways

Frame Wall	60	3,134	2,382
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Local Cost Items

SANITARY SEWER	1	0	0	*73% Good
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Recreation Room	600	8,802	6,690
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Totals: 220,296 167,427

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 217,655

2019 Est. T.C.V. 009-260-008-00 = 280,951

Est. TCV/Total Floor Area = 184.35, Most recent sale 09/01/1999 for 206,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
146,600	146,600	146,600	126,284	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-6,100	0	0	3,030	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
140,500	140,500	140,500	129,314	129,314	129,314	

009-260-009-00 2019 Est. T.C.V. BYRSKI EDWARD J
 Property Class: 401 6989 W REDMAN DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	45.00	122.00	1.0901	1.0000	1200	100		58,867
45 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								58,867

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	336	0	0
D/W/P: 4in Concrete	5.29	214	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1977

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1188 SF Floor Area = 1638 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	900		
1 Story	Siding	Slab	288		
			Total:	144,521	93,939

Other Additions/Adjustments

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

Porches
 CCP (1 Story) 112 2,367 1,539

Deck
 Treated Wood 368 4,688 3,047

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 672 20,993 13,645
 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

Fireplaces

Exterior 1 Story 1 4,942 3,212

Local Cost Items

SANITARY SEWER 1 0 0 *87% Good

Totals: 187,842 122,097

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 158,726

2019 Est. T.C.V. 009-260-009-00 = 219,968

Est. TCV/Total Floor Area = 134.29

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,800	98,800	98,800	70,582	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	11,200	0	1,693	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
110,000	110,000	110,000	72,275	72,275	0	

009-260-010-00 2019 Est. T.C.V. PRYBULA KORNELIA TRUST
 Property Class: 401 6979 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	50.00	124.00	1.0562	1.0000	1200	100		63,373
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								63,373

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	476	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 2S Cls C Blt 1973

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 888 SF Floor Area = 1776 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	Basement	888		
			Total:	164,671	107,036

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	2	3,885	2,525	
Plumbing				
Average Fixture(s)	1	1,120	728	
Porches				
WPP	436	5,559	3,613	
Deck				
Treated Wood	60	1,486	966	
Garages				
Class: C Exterior: Pole (Unfinished)				
Base Cost	480	11,174	7,263	
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	
Local Cost Items				
SANITARY SEWER	1	0	0	*87% Good
Recreation Room	888	13,027	6,513	
		Totals:	206,608	132,340

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 172,042

2019 Est. T.C.V. 009-260-010-00				=	237,765
Est. TCV/Total Floor Area = 133.88					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
113,300	113,300	113,300	83,646	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,600	0	2,007	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
118,900	118,900	118,900	85,653	85,653	0

009-260-011-00 2019 Est. T.C.V. QUIACHON ERNESTO B & ROSA S TRUST
 Property Class: 401 6969 W REDMAN DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	50.00	150.00	1.0562	1.0000	1200	100		63,373
50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								63,373

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	1010	79	3,989
Total Estimated Land Improvements True Cash Value =				3,989

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1989

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1066 SF Floor Area = 1534 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	220		
1.25 Story	Siding	Basement	140		
1 Story	Siding	Basement	273		
2 Story	Siding	Basement	433		
			Total:	161,343	112,948

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,359	
Plumbing				
Average Fixture(s)	1	1,120	784	
3 Fixture Bath	2	7,051	4,936	
Porches				
CCP (1 Story)	42	995	696	
Deck				
Treated Wood	240	3,545	2,481	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	455	16,066	11,246	
Common Wall: 1 Wall	1	-2,038	-1,427	
Door Opener	1	415	290	
Water/Sewer				
Public Sewer	1	1,134	794	
Water Well, 100 Feet	1	4,407	3,085	
Built-Ins				
Appliance Allow.	1	2,099	1,469	
Fireplaces				
Interior 2 Story	1	5,044	3,531	
Local Cost Items				
SANITARY SEWER	1	0	0	*79% Good
Basement Living Area	706	19,210	9,605	
		Totals:	222,333	151,797

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 197,336

2019 Est. T.C.V. 009-260-011-00				=	264,698
Est. TCV/Total Floor Area = 172.55					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
129,700	129,700	129,700	107,748	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	0	2,585	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
132,300	132,300	132,300	110,333	110,333	0

009-260-012-00 2019 Est. T.C.V. STOLICKER TIMOTHY & MELISSA
 Property Class: 401 6959 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	50.00	182.00	1.0562	1.0000	1200	100		63,373
50 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								63,373

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 1.5S Cls C 10 Blt 2005

(11) Heating System: Forced Heat & Cool
 Ground Area = 1210 SF Floor Area = 2235 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,210		
1 Story	Siding	Overhang	420		
			Total:	209,549	178,103

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
Separate Shower	1	1,032	877

Porches

WPP	552	7,010	5,958
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Garages

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

Base Cost	840	29,736	25,276
Common Wall: 1 Wall	1	-2,038	-1,732
Door Opener	2	830	705

Water/Sewer

Public Sewer	1	1,134	964
Water Well, 100 Feet	1	4,407	3,746

Built-Ins

Appliance Allow.	1	2,099	1,784
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Fireplaces

Exterior 1 Story	1	4,942	4,201
Raised Hearth	1	336	286

Local Cost Items

SANITARY SEWER	1	0	0	*71% Good
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Totals: 266,041 226,121

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 293,957

2019 Est. T.C.V. 009-260-012-00			=	359,705	
Est. TCV/Total Floor Area = 160.94, Most recent sale 11/07/2014 for 328,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
173,400	173,400	173,400	161,914	2.40	
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,500	0	0	3,885	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
179,900	179,900	179,900	165,799	165,799	0

009-260-013-00 2019 Est. T.C.V. ISHAM GERALD R & IRIS I
 Property Class: 401 104 S MARK TRL
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors * 45'X95': EFF 61'
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 GROUP B 1200/FF 45.00 164.24 0.9951 1.0000 1200 100 53,733
 REDMAN ISLE/BAY 16.00 164.24 1.0000 1.0000 200 100 3,200
 61 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 56,933

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.25	120	50	1,275
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				3,625

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1977

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 952 SF Floor Area = 1190 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	952		
Total:				125,061	81,288

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,120		728	

Porches					
WCP (1 Story)	272	7,192		4,675	

Deck					
Treated Wood	492	5,673		3,687	

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	*84% Good

Totals: 144,317 93,804

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 121,945

2019 Est. T.C.V. 009-260-013-00 = 182,503

Est. TCV/Total Floor Area = 153.36

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
86,500	86,500	86,500	65,154	2.40	
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,800	0	0	1,563	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
91,300	91,300	91,300	66,717	66,717	0

009-260-014-00	2019 Est. T.C.V.	PIEKACZ KENNETH L &
Property Class: 402		S MARK TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * EFF: PIE SHAPE ~ 108X35

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> GROUP I		\$60000			60000	100		60,000
109 Actual Front Feet, 0.19	Total Acres		Total Est. Land Value =					60,000

2019 Est. T.C.V. 009-260-014-00 = 60,000

Est. TCV/Total Floor Area = 50.42

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,000	30,000	30,000	20,743	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	497	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,000	30,000	30,000	21,240	21,240	0	

009-260-015-00 2019 Est. T.C.V. MCKINNON DONALD & MARILYN
Property Class: 401 157 S MARK TRL
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	85.00	110.00	0.9008	1.0000	1200	100		91,880
85 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								91,880

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	800	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 5 Blt 1997

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1580 SF Floor Area = 2765 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	Crawl Space	1,580		
Total:				237,290	189,841

Other Additions/Adjustments

Exterior					
Brick Veneer		248		3,234	2,587

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

Porches					
CCP (1 Story)		535		9,919	7,935

Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost		690		25,834	20,667
Common Wall: 1 Wall		1		-2,038	-1,630
Door Opener		2		830	664

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

Built-Ins					
Appliance Allow.		1		2,099	1,679

Fireplaces					
Wood Stove		1		1,936	1,549

Local Cost Items					
SANITARY SEWER		1		0	0 *87% Good

Totals: 289,290 231,441

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCY: 300,873

2019 Est. T.C.V. 009-260-015-00 = 395,128

Est. TCY/Total Floor Area = 142.90, Most recent sale 05/01/1995 for 100,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
191,900	191,900	191,900	152,701	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	0	3,664	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
197,600	197,600	197,600	156,365	156,365	156,365	

009-260-016-00	2019 Est. T.C.V.	MCKINNON DONALD & MARILYN
Property Class: 402		S MARK TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	85.00	102.00	0.9008	1.0000	1200	100		91,880
85 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	91,880

2019 Est. T.C.V. 009-260-016-00 = 91,880

Est. TCV/Total Floor Area = 33.23

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
42,100	42,100	42,100	34,722	2.40				
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	3,800	0	0	833	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
45,900	45,900	45,900	35,555	35,555	35,555			

009-260-017-00 2019 Est. T.C.V. JENKINS JOANNE E TRUST
 Property Class: 401 133 S MARK TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	65.00	139.00	0.9763	1.0000	1200	100		76,149
65 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								76,149

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	480	0	0
Wood Frame	22.41	96	50	1,075
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				3,425

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1989

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1329 SF Floor Area = 1985 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	656		
1 Story	Siding	Crawl Space	250		
1 Story	Siding	Crawl Space	48		
1 Story	Siding	Crawl Space	375		
			Total:	175,026	131,269

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	840
2 Fixture Bath	1	2,359	1,769

Deck

Treated Wood	528	5,940	4,455
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Garages

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

Base Cost	528	17,757	13,318
Door Opener	1	415	311

Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,574
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Fireplaces

Exterior 2 Story	1	6,089	4,567
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Local Cost Items

SANITARY SEWER	1	0	0	*81% Good
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Totals: 216,346 162,258

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 210,935

2019 Est. T.C.V. 009-260-017-00				=	290,509
Est. TCV/Total Floor Area = 146.35, Most recent sale 04/15/1999 for 0					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
136,700	136,700	136,700	106,128	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,600	0	0	2,547	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
145,300	145,300	145,300	108,675	108,675	108,675

009-260-018-00	2019 Est. T.C.V.	JENKINS MARK A
Property Class: 402		S MARK TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	70.00	148.00	0.9548	1.0000	1200	100		80,204
70 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	80,204

2019 Est. T.C.V. 009-260-018-00 = 80,204

Est. TCV/Total Floor Area = 40.41, Most recent sale 02/01/2003 for 110,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
36,800	36,800	36,800	34,101	2.40				
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	3,300	0	0	818	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
40,100	40,100	40,100	34,919	34,919	0			

009-260-019-00 2019 Est. T.C.V. DONOFRIO DAVID & JENNIFER
 Property Class: 401 125 S MARK TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	65.00	141.00	0.9763	1.0000	1200	100		76,149
65 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								76,149

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 1.25S Cls C 5 Blt 1984

(11) Heating System: Forced Heat & Cool
 Ground Area = 1334 SF Floor Area = 1776 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	768		
1 Story	Siding	Crawl Space	336		
1.25 Story	Siding	Basement	230		
Total:				181,690	118,092

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	728
3 Fixture Bath	2	7,051	4,583

Porches

CCP (1 Story)	112	2,367	1,539
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Deck

Treated Wood	408	5,014	3,259
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Garages

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

Base Cost	720	22,025	14,316
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

Direct-Vented Gas	1	2,293	1,490
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 227,246 147,703

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 192,014

2019 Est. T.C.V. 009-260-019-00			=	269,103	
Est. TCV/Total Floor Area = 151.52, Most recent sale 07/21/2017 for 262,500					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
121,100	121,100	121,100	121,100	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,500	0	0	2,906	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
134,600	134,600	134,600	124,006	124,006	0

009-260-020-00 2019 Est. T.C.V. UTECH KEITH & MEGHAN
 Property Class: 401 121 S MARK TRL
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	70.00	134.00	0.9548	1.0000	1200	100		80,204
70 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								80,204

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 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 2004

(11) Heating System: Forced Heat & Cool
 Ground Area = 1080 SF Floor Area = 1920 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,080		
1 Story	Siding	Overhang	300		
			Total:	176,731	150,209

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,120	952		
3 Fixture Bath	1	3,525	2,996		
Porches					
WCP (1 Story)	192	5,933	5,043		
Deck					
Treated Wood	60	1,486	1,263		
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost	576	22,654	19,256		
Common Wall: 1/2 Wall	1	-1,019	-866		
Door Opener	1	415	353		
Water/Sewer					
Public Sewer	1	1,134	964		
Water Well, 100 Feet	1	4,407	3,746		
Built-Ins					
Appliance Allow.	1	2,099	1,784		
Fireplaces					
Direct-Vented Gas	1	2,293	1,949		
Local Cost Items					
SANITARY SEWER	1	0	0		*94% Good
Totals:				220,778	187,649

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 243,944

2019 Est. T.C.V. 009-260-020-00				=	326,498
Est. TCV/Total Floor Area = 170.05, Most recent sale 08/03/2017 for 320,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
152,600	152,600	152,600	152,600	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,600	0	0	3,662	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
163,200	163,200	163,200	156,262	156,262	156,262

009-260-021-00 2019 Est. T.C.V. CRANER JERRY D & KAREN S
 Property Class: 401 117 S MARK TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	65.00	143.00	0.9763	1.0000	1200	100		76,149
65 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								76,149

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	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 Air w/ Ducts
 Ground Area = 1246 SF Floor Area = 1869 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,246		
			Total:	168,868	118,224

Other Additions/Adjustments

Exterior					
Brick Veneer		704	9,180	6,426	
Plumbing					
Average Fixture(s)		1	1,120	784	
3 Fixture Bath		1	3,525	2,467	
2 Fixture Bath		1	2,359	1,651	
Porches					
CCP (1 Story)		25	642	449	
Deck					
Treated Wood		433	5,213	4,275	*82% Good
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		400	14,716	10,301	
Common Wall: 1 Wall		1	-2,038	-1,427	
Door Opener		1	415	290	
Water/Sewer					
Public Sewer		1	1,134	794	
Water Well, 100 Feet		1	4,407	3,085	
Built-Ins					
Appliance Allow.		1	2,099	1,469	
Fireplaces					
Interior 1 Story		1	4,051	2,836	
Local Cost Items					
SANITARY SEWER		1	0	0	*79% Good
			Totals:	215,691	151,624

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 197,111

2019 Est. T.C.V. 009-260-021-00				=	275,610
Est. TCV/Total Floor Area = 147.46, Most recent sale 10/22/2018 for 275,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
135,700	135,700	135,700	126,081	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	11,719	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
137,800	137,800	137,800	129,106	137,800	137,800

009-260-022-00 2019 Est. T.C.V. NENNINGER KENNETH & TRUDY TRUST
 Property Class: 401 113 S MARK TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	70.00	161.00	0.9548	1.0000	1200	100		80,204
70 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								80,204

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	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1989

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1036 SF Floor Area = 1036 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	1,036		
			Total:	99,344	69,539

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	784
3 Fixture Bath	1	3,525	2,467

Deck

Treated Wood	366	4,674	3,272
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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

Water/Sewer

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

Built-Ins

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

SANITARY SEWER	1	0	0	*79% Good
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Totals: 133,504 93,450

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 121,485

2019 Est. T.C.V. 009-260-022-00 = 204,039

Est. TCV/Total Floor Area = 196.95, Most recent sale 05/01/2002 for 178,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
95,000	95,000	95,000	90,460	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,000	0	0	2,171	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
102,000	102,000	102,000	92,631	92,631	0	

009-260-023-00 2019 Est. T.C.V. LUDDEN GERALD D & VIRGINIA L TTEE
Property Class: 401 109 S MARK TRL
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	75.00	166.00	0.9352	1.0000	1200	100		84,172
75 Actual Front Feet, 0.29 Total Acres Total Est. Land Value =								84,172

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.41	96	94	2,022
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 =				4,372

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 5 Blt 1988

(11) Heating System: Electric Baseboard
Ground Area = 676 SF Floor Area = 1360 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	676		
1 Story	Siding	Overhang	8		
Total:				128,542	89,993

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	784
3 Fixture Bath	1	3,525	2,467

Porches

WPP	160	3,050	2,135
WPP	48	1,539	1,077
WPP	160	3,050	2,135
WPP	120	2,501	1,751
WPP	154	2,977	2,084
WGEP (1 Story)	24	1,872	1,310

Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,469
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Fireplaces

Exterior 2 Story	1	6,089	4,262
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Local Cost Items

SANITARY SEWER	1	0	0	*81% Good
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Totals: 161,905 113,346

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 147,350

2019 Est. T.C.V. 009-260-023-00 = 235,894

Est. TCV/Total Floor Area = 173.45

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
111,300	111,300	111,300	94,851	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,600	0	2,276	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
117,900	117,900	117,900	97,127	97,127	0	

009-260-024-00	2019 Est. T.C.V.	KUNKEL BRIAN & JAMIE
Property Class: 402		S MARK TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	70.00	150.00	0.9548	1.0000	1200	100		80,204
75 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 80,204

2019 Est. T.C.V. 009-260-024-00 = 80,204

Est. TCV/Total Floor Area = 58.97, Most recent sale 07/07/2017 for 90,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
36,800	36,800	36,800	36,800	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,300	0	0	883	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
40,100	40,100	40,100	37,683	37,683	37,683		

009-260-025-00 2019 Est. T.C.V. KUNKEL BRIAN P
 Property Class: 401 S MARK TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	63.80	149.00	0.9817	1.0000	1200	100		75,162
60 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								75,162

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.01	99	50	1,089
Total Estimated Land Improvements True Cash Value =				1,089

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 2017

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 780 SF Floor Area = 780 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	Crawl Space	780		
Total:				86,751	85,018

Other Additions/Adjustments

Plumbing

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

Water/Sewer

1000 Gal Septic	1	3,691	3,617
Water Well, 50 Feet	1	2,038	1,997

Porches

WCP (1 Story)	156	5,134	5,031
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Built-Ins

Appliance Allow.	1	2,099	2,057
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Deck

Treated Wood	21	728	713
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Totals: 105,086 102,985

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 133,881

2019 Est. T.C.V. 009-260-025-00 = 210,132

Est. TCV/Total Floor Area = 269.40, Most recent sale 07/31/2015 for 107,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
99,000	99,000	99,000	96,054	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,100	0	0	2,305	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
105,100	105,100	105,100	98,359	98,359	98,359	

009-260-026-00 2019 Est. T.C.V. WHITE SEYMOUR BENJAMIN J & JENNIFER
 Property Class: 401 6945 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	66.40	163.00	0.9701	1.0000	1200	100		77,294
70 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								77,294

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	11.84	150	0	0
D/W/P: 4in Ren. Conc.	6.21	288	0	0
D/W/P: Asphalt Paving	2.35	288	0	0
D/W/P: Patio Blocks	11.84	200	0	0
Wood Frame	22.41	96	50	1,075
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				3,450

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1983

(11) Heating System: Forced Hot Water
 Ground Area = 1120 SF Floor Area = 1408 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,120		
1 Story	Siding	Overhang	288		
Total:				161,873	105,211

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
Separate Shower	1	1,032	671

Porches

CCP (1 Story)	120	2,522	1,639
WPP	376	4,802	3,121

Garages

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

Base Cost	780	28,150	18,297
Common Wall: 1 Wall	1	-2,038	-1,325
Door Opener	2	830	539

Water/Sewer

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

Built-Ins

Appliance Allow. 1 2,099 1,364

Fireplaces

Wood Stove 1 1,936 1,258

Local Cost Items

SANITARY SEWER 1 0 0 *71% Good

Recreation Room 560 8,215 5,340

Totals: 221,549 143,998

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 187,197

2019 Est. T.C.V. 009-260-026-00 = 267,941

Est. TCV/Total Floor Area = 190.30, Most recent sale 09/22/2017 for 265,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
132,000	132,000	132,000	132,000	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,000	0	0	2,000	0

2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
134,000	134,000	134,000	135,168	134,000	0

009-260-027-00 2019 Est. T.C.V. SLOBODA DONALD & SALLY
 Property Class: 401 6939 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	60.00	159.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	1100	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 Blt 1991

(11) Heating System: Forced Heat & Cool
 Ground Area = 896 SF Floor Area = 1344 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	896		
			Total:	138,935	104,201

Other Additions/Adjustments

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

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

Porches

WPP	200	3,454	2,590
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Garages

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

Base Cost	572	18,739	14,054
Common Wall: 1 Wall	1	-2,038	-1,528
Door Opener	1	415	311

Water/Sewer

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

Built-Ins

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

SANITARY SEWER	1	0	0	*81% Good
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Recreation Room	180	2,641	1,981
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Totals:		176,373	132,278
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Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 171,961

2019 Est. T.C.V. 009-260-027-00 = 246,311

Est. TCV/Total Floor Area = 183.27, Most recent sale 07/30/2018 for 253,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
122,300	122,300	122,300	91,453	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	900	0	0	31,747	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
123,200	123,200	123,200	93,647	123,200	0	

009-260-028-00 2019 Est. T.C.V. EMERY NATHAN F & SHARON K
 Property Class: 401 6929 W REDMAN DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	80.00	140.00	0.9173	1.0000	1200	100		88,062
80 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								88,062

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	168	0	0
D/W/P: 4in Concrete	5.29	288	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	94	1,880
Total Estimated Land Improvements True Cash Value =				1,880

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

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,152		
			Total:	114,899	91,919

Other Additions/Adjustments

Plumbing

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

Porches

WCP (1 Story)	64	2,795	2,236
WCP (1 Story)	12	687	550

Deck

Treated Wood	448	5,331	4,265
w/Roof (Roof portion)	288	3,410	2,728

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	*83% Good
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Totals: 139,407 111,526

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 0.700 => TCV: 78,068

2019 Est. T.C.V. 009-260-028-00	=	168,010				
Est. TCV/Total Floor Area = 145.84, Most recent sale 02/20/2012 for 0						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
84,700	84,700	84,700	82,701	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-700	0	0	0	1,299	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
84,000	84,000	84,000	84,685	84,000	0	

009-260-029-00 2019 Est. T.C.V. DEHAVEN JAMES G & THERESA D
 Property Class: 401 6919 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors * IRR SHAPE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE D 900/FF	40.00	129.00	0.8396	0.9374	900	100		28,334
GROUP J 450/FF	80.75	65.92	1.0000	1.0000	450	100		36,338
121 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								64,672

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 D Blt 1991

(11) Heating System: Forced Heat & Cool
 Ground Area = 1232 SF Floor Area = 1232 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	1,232		
			Total:	103,772	77,828

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	778	583	
3 Fixture Bath		1	2,463	1,847	
Porches					
CGEP (1 Story)		270	9,215	6,911	
Deck					
Treated Wood		320	4,086	3,064	
Garages					
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		672	16,524	12,393	
Door Opener		1	327	245	
Water/Sewer					
Public Sewer		1	892	669	
Water Well, 50 Feet		1	1,895	1,421	
Built-Ins					
Appliance Allow.		1	1,243	932	
Local Cost Items					
SANITARY SEWER		1	0	0	*66% Good
Totals:				141,195	105,893

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.100 => TCV: 116,482

2019 Est. T.C.V. 009-260-029-00 = 182,094

Est. TCV/Total Floor Area = 147.80, Most recent sale 08/25/2017 for 162,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
81,500	81,500	81,500	81,500	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,500	0	1,956	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
91,000	91,000	91,000	83,456	83,456	83,456

009-260-030-00 2019 Est. T.C.V. HOYLE WAYNE L & KATHERINE M TRUST
 Property Class: 401 6911 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	60.00	126.00	1.0000	0.9723	1100	100		64,172
60 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								64,172

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C -5 Blt 2001

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1200 SF Floor Area = 1500 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,200		
			Total:	131,089	111,412

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	952
3 Fixture Bath	2	7,051	5,993

Porches

WCP (1 Story)	320	7,955	6,762
WCP (1 Story)	36	1,929	1,640

Deck

Treated Wood	64	1,537	1,306
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Garages

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

Base Cost	840	24,511	20,834
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
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Fireplaces

Prefab 1 Story	1	1,967	1,672
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Local Cost Items

SANITARY SEWER	1	0	0	*91% Good
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Totals: 183,176 155,686

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 202,392

2019 Est. T.C.V. 009-260-030-00				=	267,534
Est. TCV/Total Floor Area = 178.36, Most recent sale 05/06/2014 for 238,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
127,100	127,100	127,100	124,446	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,700	0	0	2,986	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
133,800	133,800	133,800	127,432	127,432	0

009-260-031-00 2019 Est. T.C.V. ELENBAAS LYNN J & LUANNE TRUST
 Property Class: 401 6899 W REDMAN DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	60.00	137.00	1.0000	0.9887	1100	100		65,255
60 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								65,255

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	32.57	64	0	0
D/W/P: 4in Ren. Conc.	6.21	660	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 1978

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1182 SF Floor Area = 1193 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	1,182		
0.5 Story	Siding	Overhang	22		
Total:				118,244	70,946

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	672
2 Fixture Bath	1	2,359	1,415

Porches

WPP	478	6,085	3,651
WCP (1 Story)	112	3,960	2,376
CCP (1 Story)	118	2,484	1,490

Deck

Treated Wood	192	3,057	1,834
Treated Wood	528	5,940	5,287
*89% Good			

Garages

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

Base Cost	550	18,255	10,953
Common Wall: 1 Wall	1	-2,038	-1,223
Door Opener	1	415	249

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 1 Story	1	4,051	2,431
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Local Cost Items

SANITARY SEWER	1	0	0	*88% Good
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Totals: 169,203 103,243

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 134,216

2019 Est. T.C.V. 009-260-031-00 = 201,846

Est. TCV/Total Floor Area = 169.19, Most recent sale 07/31/2015 for 194,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
96,800	96,800	96,800	96,800	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,100	0	0	2,323	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
100,900	100,900	100,900	99,123	99,123	0	

009-260-032-00 2019 Est. T.C.V. COONA ROBERTO L & KATHLEEN
 Property Class: 401 6889 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	60.00	118.00	1.0000	0.9596	1100	100		63,335
60 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								63,335

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	774	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 1700 SF Floor Area = 1700 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	1,272			
1 Story	Siding	Crawl Space	288			*86% Good
1 Story	Siding	Crawl Space	140			*94% Good
			Total:	149,713	94,028	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	513
2 Fixture Bath	1	1,970	1,083

Porches

WPP	80	1,830	1,006
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Deck

Treated Wood	120	2,185	1,202
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Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 572 16,800 9,240

Water/Sewer

Public Sewer	1	1,006	553
Water Well, 100 Feet	1	4,280	2,354

Built-Ins

Appliance Allow.	1	1,467	807
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Local Cost Items

GENERATOR	1	1,500	1,425	*95% Good
SANITARY SEWER	1	0	0	*71% Good

Totals: 181,684 112,211

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 145,874

2019 Est. T.C.V. 009-260-032-00 = 211,584

Est. TCV/Total Floor Area = 124.46, Most recent sale 07/31/2017 for 198,999

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,500	98,500	98,500	98,500	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,300	0	0	2,364	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
105,800	105,800	105,800	100,864	100,864	0	

009-260-033-00 2019 Est. T.C.V. STRONG MICHAEL & CATHERINE TRUST
 Property Class: 401 6879 W REDMAN DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	60.00	105.00	1.0000	0.9375	1100	100		61,874
60 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								61,874

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	762	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 2S Cls C 5 Blt 2005

(11) Heating System: Forced Heat & Cool
 Ground Area = 1196 SF Floor Area = 2392 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,196		
			Total:	222,361	195,654

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	986
3 Fixture Bath	2	7,051	6,205

Porches

WCP (1 Story)	192	5,933	5,221
WPP	106	2,275	2,002
WCP (1 Story)	35	1,893	1,666

Garages

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

Base Cost	728	22,189	19,526
Storage Over Garage	728	7,593	6,682
Door Opener	2	830	730

Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,847
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Breezeways

Frame Wall	96	5,014	4,412
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Local Cost Items

SANITARY SEWER	1	0	0	*95% Good
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Totals: 283,899 249,807

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 324,749

2019 Est. T.C.V. 009-260-033-00				=	389,123
Est. TCV/Total Floor Area = 162.68, Most recent sale 05/26/2004 for 70,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
168,000	168,000	168,000	148,997	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	26,600	0	0	3,575	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
194,600	194,600	194,600	152,572	152,572	0

009-260-034-00 2019 Est. T.C.V. CRISP ROBERT E ETAL
 Property Class: 401 6869 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	60.00	125.00	1.0000	0.9708	1100	100		64,070
60 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								64,070

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	16	0	0
D/W/P: 3.5 Concrete	5.00	412	0	0
D/W/P: Patio Blocks	11.84	48	0	0
Wood Frame	21.25	120	50	1,275
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				3,175

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

(11) Heating System: Electric Baseboard
 Ground Area = 1530 SF Floor Area = 1530 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,530		
Total:				134,882	74,188

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,120		616
3 Fixture Bath	1	3,525		1,939

Deck				
Treated Wood	156	2,669		1,468

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	560	16,587		9,123
Common Wall: 1 Wall	1	-1,684		-926
Door Opener	1	415		228

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	567	18,632		10,248

Water/Sewer

Public Sewer				
Public Sewer	1	1,134		624
Water Well, 100 Feet	1	4,407		2,424

Built-Ins

Appliance Allow.				
Appliance Allow.	1	2,099		1,154

Fireplaces

Wood Stove				
Wood Stove	1	1,936		1,065

Local Cost Items

SANITARY SEWER	1	0		0	*88% Good
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Totals: 185,722 102,151

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 132,796

2019 Est. T.C.V. 009-260-034-00 = 200,041

Est. TCV/Total Floor Area = 130.75

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
93,900	93,900	93,900	87,196	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,100	0	2,092	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
100,000	100,000	100,000	89,288	89,288	89,288	

009-260-035-00	2019 Est. T.C.V.	CRISP ROBERT E ETAL
Property Class: 402		W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	60.00	145.00	1.0000	1.0000	1100	100		66,000
55 Actual Front Feet, 0.21 Total Acres								Total Est. Land Value = 66,000

2019 Est. T.C.V. 009-260-035-00 = 66,000

Est. TCV/Total Floor Area = 43.14

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
33,000	33,000	33,000	29,687	2.40			
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	712	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
33,000	33,000	33,000	30,399	30,399	30,399		

009-260-036-00 2019 Est. T.C.V. PATRICK FLOYD B III & MARY R TRUST
Property Class: 401 6849 W REDMAN DR
Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	60.00	171.00	1.0000	1.0335	1100	100		68,213
55 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								68,213

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.57	644	94	3,372
Total Estimated Land Improvements True Cash Value =				3,372

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

(11) Heating System: Electric Baseboard
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	Siding	Crawl Space	936		
Total:				84,115	50,469

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	560
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Porches

CCP (1 Story)	39	863	518
CGEP (1 Story)	192	8,129	4,877

Garages

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

Base Cost	352	10,761	6,457
Door Opener	1	368	221

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

Base Cost	802	21,285	12,771
Door Opener	1	368	221

Water/Sewer

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

Built-Ins

Appliance Allow.	1	1,467	880
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Local Cost Items

SANITARY SEWER	1	0	0	*81% Good
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Totals: 133,575 80,146

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 104,190

2019 Est. T.C.V. 009-260-036-00 = 175,775

Est. TCV/Total Floor Area = 187.79, Most recent sale 06/07/2007 for 0

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
85,400	85,400	85,400	72,473	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	0	1,739	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
87,900	87,900	87,900	74,212	74,212	0	

009-260-037-00 2019 Est. T.C.V. ZISSLER GAIL M
 Property Class: 401 6839 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	60.00	175.00	1.0000	1.0383	1100	100		68,530
55 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								68,530

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.63	108	72	1,682
Total Estimated Land Improvements True Cash Value =				1,682

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1978

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1795 SF Floor Area = 2452 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	962		
1.5 Story	Siding	Crawl Space	352		
1 Story	Siding	Crawl Space	481		
			Total:	207,810	155,856

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,120		840
Porches					
WCP (1 Story)		80	3,222		2,416
WCP (1 Story)		192	5,933		4,450
Deck					
Treated Wood		159	2,703		2,027
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		896	25,778		19,333
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
Fireplaces					
Interior 1 Story		1	4,051		3,038
Local Cost Items					
SANITARY SEWER		1	0		0 *88% Good
			Totals:	256,303	192,223

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 249,890

2019 Est. T.C.V. 009-260-037-00					=	320,102
Est. TCV/Total Floor Area = 130.55, Most recent sale 07/01/2002 for 160,000						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
145,500	145,500	145,500	136,087	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,600	0	0	3,266	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
160,100	160,100	160,100	139,353	139,353	139,353	

009-260-038-00 2019 Est. T.C.V. SCHLICKER GARY A & PAULA J
 Property Class: 401 6829 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	60.00	174.00	1.0000	1.0371	1100	100		68,451
60 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								68,451

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	90	71	299
Total Estimated Land Improvements True Cash Value =				299

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1973

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 720 SF Floor Area = 900 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	720		
Total:				77,749	55,201

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	662
2 Fixture Bath	1	1,970	1,399

Deck

Treated Wood	128	2,292	1,627
Treated Wood	36	1,120	795

Balcony

Wood Balcony	24	676	480
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Garages

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

Base Cost	672	18,823	13,364
Door Opener	1	368	261

Water/Sewer

Public Sewer	1	1,006	714
Water Well, 100 Feet	1	4,280	3,039

Built-Ins

Appliance Allow.	1	1,467	1,042
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Local Cost Items

SANITARY SEWER	1	0	0	*87% Good
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Totals: 110,684 78,584

Notes:

ECF (4520 NORTSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 102,159

2019 Est. T.C.V. 009-260-038-00 = 170,909

Est. TCV/Total Floor Area = 189.90, Most recent sale 09/01/1995 for 83,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
82,900	82,900	82,900	74,113	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,600	0	0	1,778	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
85,500	85,500	85,500	75,891	75,891	0	

009-260-039-00 2019 Est. T.C.V. COYNE RONALD L & RUTH M TRUST
 Property Class: 401 6819 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	60.00	164.00	1.0000	1.0249	1100	100		67,646
60 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								67,646

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	32.57	128	0	0
D/W/P: 3.5 Concrete	5.00	2260	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 5 Blt 1995

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1268 SF Floor Area = 1748 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	640		
1 Story	Siding	Crawl Space	404		
1 Story	Siding	Crawl Space	112		
1 Story	Siding	Crawl Space	112		
			Total:	163,986	137,750

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	941
3 Fixture Bath	1	3,525	2,961
2 Fixture Bath	1	2,359	1,982

Deck

Treated Wood	496	5,699	4,787
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Garages

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

Base Cost	768	23,002	19,322
Common Wall: 1 Wall	1	-2,038	-1,712
Door Opener	2	830	697

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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Fireplaces

Prefab 2 Story	1	2,405	2,020
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Local Cost Items

SANITARY SEWER	1	0	0	*85% Good
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Totals: 208,528 175,166

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCv: 227,716

2019 Est. T.C.V. 009-260-039-00				=	300,112
Est. TCv/Total Floor Area = 171.69, Most recent sale 11/07/2012 for 242,500					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
138,400	138,400	138,400	125,963	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,700	0	0	3,023	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
150,100	150,100	150,100	128,986	128,986	128,986

009-260-040-00 2019 Est. T.C.V. TABER JERRY R & BETTY A TRUST
 Property Class: 401 6809 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	60.00	149.00	1.0000	1.0055	1100	100		66,360
60 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								66,360

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.35	675	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1984

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1024 SF Floor Area = 1280 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	Crawl Space	1,024		
			Total:	119,984	83,989

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	784
3 Fixture Bath	1	3,525	2,467

Deck

Treated Wood	192	3,057	2,140
Treated Wood	56	1,428	1,000

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 672 20,993 14,695

Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,469
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Porches

WCP (1 Story)	24	1,374	962
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Local Cost Items

SANITARY SEWER	1	0	0	*87% Good
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Totals: 159,121 111,385

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCv: 144,801

2019 Est. T.C.V. 009-260-040-00 = 213,536

Est. TCv/Total Floor Area = 166.82

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
104,200	104,200	104,200	71,943	2.40		
2019 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	2,600	0	0	1,726	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
106,800	106,800	106,800	73,669	73,669	73,669	

009-260-041-00 2019 Est. T.C.V. PERKINS RAYMOND N TRUSTEE
 Property Class: 401 6799 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	60.00	140.00	1.0000	0.9930	1100	100		65,538
60 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								65,538

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1974

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 864 SF Floor Area = 1080 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	864		
			Total:	91,129	59,232

Other Additions/Adjustments

Plumbing

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

Deck

Treated Wood	249	3,543	2,303
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Balcony

Wood Balcony	60	1,689	1,098
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Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 720 17,662 11,480

Water/Sewer

Public Sewer	1	1,006	654
Water Well, 100 Feet	1	4,280	2,782

Built-Ins

Appliance Allow.	1	1,467	954
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Local Cost Items

SANITARY SEWER	1	0	0	*81% Good
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Totals: 123,679 80,389

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 104,506

2019 Est. T.C.V. 009-260-041-00 = 170,994

Est. TCV/Total Floor Area = 158.33

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
82,800	82,800	82,800	63,797	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	0	1,531	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
85,500	85,500	85,500	65,328	65,328	65,328	

009-260-042-00 2019 Est. T.C.V. MCCRAY GAR
 Property Class: 401 6789 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	60.00	133.00	1.0000	0.9829	1100	100		64,870
60 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								64,870

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	296	0	0
Wood Frame	21.80	80	94	1,639
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 =				2,589

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1974

(11) Heating System: Electric Baseboard
 Ground Area = 1152 SF Floor Area = 1440 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,152		
			Total:	116,264	69,759

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

Deck

Treated Wood	320	4,182	2,509
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Garages

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

Water/Sewer

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

Built-Ins

Appliance Allow.	1	1,467	880
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Fireplaces

Interior 1 Story	1	3,567	2,140
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Porches

WPP	24	910	546
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Local Cost Items

SANITARY SEWER	1	0	0	*81% Good
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Totals: 151,643 90,986

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCv: 118,281

2019 Est. T.C.V. 009-260-042-00 = 185,740

Est. TCv/Total Floor Area = 128.99, Most recent sale 03/27/2007 for 4,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
89,200	89,200	89,200	86,580	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,700	0	0	2,077	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
92,900	92,900	92,900	88,657	88,657	0	

009-260-043-00	2019 Est. T.C.V.	PUTT PAUL
Property Class: 401		6779 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	60.00	118.00	1.0000	0.9596	1100	100		63,335
60 Actual Front Feet, 0.16 Total Acres								Total Est. Land Value = 63,335

Cost Est. for Res. Bldg: 1	Single Family	1.25S		Cls D	Blt 1978
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(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1176 SF Floor Area = 1470 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	Crawl Space	1,176			
			Total:	108,111	75,678	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	778	545	
Porches						
WPP			32	1,073	751	
Deck						
Treated Wood			336	4,220	3,460	*82% Good
Water/Sewer						
Public Sewer			1	892	624	
Water Well, 50 Feet			1	1,895	1,326	
Built-Ins						
Appliance Allow.			1	1,243	870	
Fireplaces						
Exterior 1 Story			1	3,770	2,639	
Local Cost Items						
SANITARY SEWER			1	0	0	*87% Good
Totals:				121,982	85,893	

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 111,661

2019 Est. T.C.V. 009-260-043-00						=	174,996
Est. TCV/Total Floor Area = 119.04							
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
78,600	78,600	78,600	68,035	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,900	0	0	1,632	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
87,500	87,500	87,500	69,667	69,667	0		

009-260-044-00 2019 Est. T.C.V. SCHWARTZ KEVEN E
 Property Class: 401 6769 W REDMAN DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	62.00	129.00	0.9902	0.9769	1100	100		65,972
62 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								65,972

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	700	73	2,555
Total Estimated Land Improvements True Cash Value =				2,555

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C -5 Blt 1974

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1212 SF Floor Area = 1404 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.25 Story	Siding	Crawl Space	768			
1 Story	Siding	Crawl Space	244			*84% Good
1 Story	Siding	Crawl Space	200			*75% Good
Total:				125,666	87,633	

Other Additions/Adjustments

Plumbing						
Average Fixture(s)		1	1,120		728	
Porches						
WPP		120	2,501		1,626	
Deck						
Treated Wood		96	1,901		1,236	
Treated Wood		120	2,236		1,878	*84% Good
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost		576	16,911		12,514	*74% Good
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	*81% Good
Totals:				162,917	113,793	

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 147,931

2019 Est. T.C.V. 009-260-044-00	=	216,458
Est. TCV/Total Floor Area = 154.17		
2018 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
101,600 101,600 101,600	96,631	2.40
2019 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 6,600 0	0	2,319 0
2019 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
108,200 108,200 108,200	98,950	98,950 0

009-260-045-00 2019 Est. T.C.V. BAAS PATRICIA J & SCHRIPSEMA BONNIE
 Property Class: 401 6770 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors * LAKE FRONTAGE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	83.00	143.00	0.9072	1.0000	1800	100		135,542
83 Actual Front Feet, 0.27 Total Acres Total Est. Land Value =								135,542

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	187	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 1973

(11) Heating System: Electric Baseboard
 Ground Area = 792 SF Floor Area = 1188 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	792		
			Total:	101,333	71,935

Other Additions/Adjustments

Plumbing
 Average Fixture(s) 1 1,120 795

Porches
 WPP 258 3,785 2,687
 WSEP (1 Story) 160 6,523 4,631

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 480 14,899 10,578

Water/Sewer

Public Sewer 1 1,134 805
 Water Well, 50 Feet 1 2,038 1,447

Built-Ins

Appliance Allow. 1 2,099 1,490

Local Cost Items

SANITARY SEWER 1 0 0 *81% Good

Totals: 132,931 94,368

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 122,678

2019 Est. T.C.V. 009-260-045-00 = 259,160

Est. TCV/Total Floor Area = 218.15, Most recent sale 02/15/1999 for 0

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
126,000	126,000	126,000	115,687	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	2,776	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
129,600	129,600	129,600	118,463	118,463	0

009-260-046-00 2019 Est. T.C.V. THAYER RANDY J TRUST
 Property Class: 401 6760 W REDMAN DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors * LAKE FRONTAGE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	79.67	147.00	0.9185	1.0000	1800	100		131,708
83 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								131,708

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.41	96	25	538
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 =				3,038

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 2004

(11) Heating System: Forced Heat & Cool
 Ground Area = 1260 SF Floor Area = 1740 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Wood Bsmnt.	1,260		
1 Story	Siding	Overhang	480		
Total:				182,590	164,333

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

Deck

Treated Wood	504	5,761	5,185
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Garages

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

Base Cost	828	29,411	26,470
Common Wall: 1 Wall	1	-2,038	-1,834

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

Exterior 1 Story	2	9,885	8,896
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
Recreation Room	840	12,323	11,091	

Totals: 252,576 227,320

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 295,516

2019 Est. T.C.V. 009-260-046-00 = 430,262

Est. TCV/Total Floor Area = 247.28, Most recent sale 04/01/2004 for 165,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
202,600	202,600	202,600	172,168	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,500	0	0	4,132	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
215,100	215,100	215,100	176,300	176,300	0	

009-260-047-00 2019 Est. T.C.V. KLEIN ROGER L & SUSANNE M REV TRUST
 Property Class: 401 6750 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

		* Factors *		LAKE FRONTAGE				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	71.00	137.00	0.9508	1.0000	1800	100		121,506
71 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								121,506

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	1268	71	3,953
Total Estimated Land Improvements True Cash Value =				3,953

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls D Blt 1977

(11) Heating System: Electric Baseboard
 Ground Area = 952 SF Floor Area = 1456 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	672		
1 Story	Siding	Crawl Space	280		
			Total:	108,460	77,005

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	552
2 Fixture Bath	1	1,633	1,159

Porches

WSEP (1 Story)	112	3,980	2,826
WGEP (1 Story)	136	7,511	5,333

Deck

Treated Wood	374	4,525	3,213
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Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	432	12,044	8,551
Common Wall: 1/2 Wall	1	-876	-622

Water/Sewer

Public Sewer	1	892	633
Water Well, 100 Feet	1	4,178	2,966

Built-Ins

Appliance Allow.	1	1,243	883
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Fireplaces

Exterior 2 Story	1	4,713	3,346
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Local Cost Items

SANITARY SEWER	1	0	0	*81% Good
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Totals: 149,081 105,845

Notes:

ECF (4520 NORTSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 137,599

2019 Est. T.C.V. 009-260-047-00 = 263,058

Est. TCV/Total Floor Area = 180.67

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
120,300	120,300	120,300	86,029	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	11,200	0	2,064	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
131,500	131,500	131,500	88,093	88,093	88,093	

009-260-048-00 2019 Est. T.C.V. IACOVONI DAVID D & ROBERTA J
 Property Class: 401 6740 W REDMAN DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	70.00	118.00	0.9548	1.0000	1800	100		120,306
70 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								120,306

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	114	73	390
Total Estimated Land Improvements True Cash Value =				390

Cost Est. for Res. Bldg: 1 Single Family 2S Cls CD Blt 1980

(11) Heating System: Electric Baseboard
 Ground Area = 896 SF Floor Area = 1792 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	896		
Total:				139,466	97,625

Other Additions/Adjustments

Plumbing

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

Porches

CGEP (1 Story)	144	6,640	4,648
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Deck

Treated Wood	40	1,186	830
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Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	576	15,022	11,116	*74% Good	

Water/Sewer

Public Sewer	1	1,006	704
Water Well, 100 Feet	1	4,280	2,996

Built-Ins

Appliance Allow.	1	1,467	1,027
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Breezeways

Frame Wall	48	1,729	1,210
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Local Cost Items

SANITARY SEWER	1	0	0	*81% Good
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Totals: 174,658 122,859

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 159,716

2019 Est. T.C.V. 009-260-048-00 = 280,412

Est. TCV/Total Floor Area = 156.48, Most recent sale 06/01/2001 for 239,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
128,800	128,800	128,800	116,108	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	11,400	0	2,786	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
140,200	140,200	140,200	118,894	118,894	0	

009-260-049-00 2019 Est. T.C.V. MARKHAM MAYNARD K TRUSTEE
 Property Class: 401 6730 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	* Factors *		LAKE FRONTAGE		Rate	%Adj.	Reason	Value
	Frontage	Depth	Front	Depth				
GROUP A 1800	65.00	113.00	0.9763	1.0000	1800	100		114,224
65 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								114,224

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	339	50	847
Total Estimated Land Improvements True Cash Value =				847

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 10 Blt 1975

(11) Heating System: Electric Baseboard
 Ground Area = 816 SF Floor Area = 1428 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	816		
			Total:	137,810	89,570

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	728
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Porches

WCP (1 Story)	30	1,697	1,103
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Deck

Treated Wood	439	5,259	3,418
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Balcony

Wood Balcony	48	1,484	965
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	384	12,791	8,314

Water/Sewer

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

Built-Ins

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

SANITARY SEWER	1	0	0	*81% Good
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Totals: 167,801 109,064

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 141,783

2019 Est. T.C.V. 009-260-049-00						=	256,854
Est. TCV/Total Floor Area = 179.87							
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
129,500	129,500	129,500	91,796	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,100	0	0	2,203	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
128,400	128,400	128,400	93,999	93,999	93,999		

009-260-050-00 2019 Est. T.C.V. WEBSTER DALE A & SHARON
 Property Class: 401 6720 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * LAKE FRONTAGE
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 GROUP A 1800 93.00 118.00 0.8768 1.0000 1800 100 146,776
 93 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 146,776

Land Improvement Cost Estimates
 Description Rate Size % Good Cash Value
 D/W/P: 3.5 Concrete 5.00 840 78 3,276
 Total Estimated Land Improvements True Cash Value = 3,276

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1889 SF Floor Area = 1889 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	1,889		
			Total:	199,474	159,579

Other Additions/Adjustments

Plumbing

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

Porches

CGEP (1 Story)	100	5,808	4,646
CCP (1 Story)	24	917	734

Deck

Treated Wood	160	2,714	2,171
Treated Wood	488	5,641	4,513

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

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

Exterior 1 Story	1	4,942	3,954
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Local Cost Items

SANITARY SEWER	1	0	0	*81% Good
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Totals: 248,567 198,854

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 258,510

2019 Est. T.C.V. 009-260-050-00 = 408,562

Est. TCV/Total Floor Area = 216.28

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
195,000	195,000	195,000	145,422	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,300	0	0	3,490	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
204,300	204,300	204,300	148,912	148,912	148,912

009-260-051-00 2019 Est. T.C.V. MCFARLAND HOWARD & THERESA TRUST
 Property Class: 401 6700 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * LOT 51 & 1/3 OF EA 52 &50
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 GROUP A 1800 124.00 128.00 0.8043 1.0000 1800 100 179,520
 124 Actual Front Feet, 0.36 Total Acres Total Est. Land Value = 179,520

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	48	0	0
D/W/P: Brick on Sand	13.67	81	0	0
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 =				1,000

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 972 SF Floor Area = 972 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	972		
			Total:	112,809	73,326

Other Additions/Adjustments

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

Average Fixture(s)	1	1,120	728
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Porches

CCP (1 Story)	28	709	461
CCP (1 Story)	182	3,676	2,389

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	552	16,422	10,674	
Class: C Exterior: Pole (Unfinished)				
Base Cost	960	18,451	11,993	

Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,364
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Fireplaces

Exterior 1 Story	1	4,942	3,212
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Deck

w/Roof (Roof portion)	336	3,924	2,551
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Local Cost Items

SANITARY SEWER	1	0	0	*81% Good
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Totals: 171,635 111,562

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 145,031

2019 Est. T.C.V. 009-260-051-00 = 325,551

Est. TCV/Total Floor Area = 334.93

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
164,700	164,700	164,700	142,983	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
600	-2,500	0	600	3,431	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
162,800	162,800	162,800	147,014	147,014	147,014	

009-260-054-00 2019 Est. T.C.V. BORSKE PATRICIA A
 Property Class: 401 6680 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	92.00	128.00	0.8796	1.0000	1800	100		145,670
92 Actual Front Feet, 0.27 Total Acres Total Est. Land Value =								145,670

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	864	71	3,067
Total Estimated Land Improvements True Cash Value =				3,067

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1974

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1024 SF Floor Area = 1024 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	1,024		
Total:				98,314	63,903

Other Additions/Adjustments

Plumbing

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

Porches

WGEP (1 Story)	176	10,572	7,718	*73% Good
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Deck

Pine w/Roof (Deck Portion)	136	1,949	1,423	*73% Good
Pine w/Roof (Roof portion)	136	1,832	1,337	

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	615	19,692	12,800	
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	416	11,985	7,790	

Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,364
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Fireplaces

Interior 1 Story	1	4,051	2,633
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Local Cost Items

SANITARY SEWER	1	0	0	*81% Good
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Totals: 159,514 104,831

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 136,280

2019 Est. T.C.V. 009-260-054-00 = 285,017

Est. TCV/Total Floor Area = 278.34

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
137,900	137,900	137,900	111,927	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,600	0	0	2,686	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
142,500	142,500	142,500	114,613	114,613	114,613	

009-260-055-00 2019 Est. T.C.V. OUTWATER BENJAMI & KRISTEN &
 Property Class: 401 6670 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	61.00	109.00	0.9951	1.0000	1800	100		109,257
61 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								109,257

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	800	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 1.5S Cls C 5 Blt 1969

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1552 SF Floor Area = 2056 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	1,008			
1 Story	Siding	Crawl Space	280			
1 Story	Siding	Crawl Space	264			*85% Good
			Total:	188,097	127,284	

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

WPP	25	1,036	673
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Deck

Pine w/Roof (Deck Portion)	250	2,903	1,887
Pine w/Roof (Roof portion)	250	3,058	1,988

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 504 17,212 14,630 *85% Good

Water/Sewer

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

Built-Ins

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

SANITARY SEWER	1	0	0	*84% Good
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Totals: 226,950 155,980

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 202,774

2019 Est. T.C.V. 009-260-055-00 = 313,931

Est. TCV/Total Floor Area = 152.69, Most recent sale 08/30/2013 for 265,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
146,000	146,000	146,000	125,542	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	11,000	0	0	3,013	0	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
157,000	157,000	157,000	128,555	128,555	0	0

009-260-057-00 2019 Est. T.C.V. GREENLEE GERALD E & CHARLOTTE TRUST
 Property Class: 401 6650 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

		* Factors *		LOTS 57 & 58				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	139.00	96.00	0.7772	0.9208	1100	100		109,428
139 Actual Front Feet, 0.31 Total Acres Total Est. Land Value =								109,428

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	800	71	2,840
Total Estimated Land Improvements True Cash Value =				2,840

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1977

(11) Heating System: Forced Hot Water
 Ground Area = 1877 SF Floor Area = 1877 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	1,877		
			Total:	190,854	124,048

Other Additions/Adjustments

Exterior
 Brick Veneer 480 6,259 4,068

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
 CCP (1 Story) 390 7,250 4,712
 CCP (1 Story) 150 3,093 2,010

Garages
 Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 648 16,057 10,437
 Door Opener 1 327 213

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 *81% Good

Totals: 241,057 156,678

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 203,681

2019 Est. T.C.V. 009-260-057-00 = 315,949

Est. TCV/Total Floor Area = 168.33

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
152,000	152,000	152,000	141,858	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,000	0	0	3,404	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
158,000	158,000	158,000	145,262	145,262	145,262	

009-260-062-00	2019 Est. T.C.V.	MCCRAY GAR BLAKE
Property Class: 401		6870 W REDMAN DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> GROUP J SITE 8K					8000	100		8,000
60 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	8,000

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

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

Building Areas

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

Garages

Class: CD Exterior: Pole (Unfinished)					
	Base Cost		480	9,922	8,930
Class: CD Exterior: Pole (Unfinished)					
	Base Cost		1120	18,357	16,521
			Totals:	28,279	25,451

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 22,397

2019 Est. T.C.V. 009-260-062-00	=	30,397			
Est. TCV/Total Floor Area =	0.00				
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
13,400	13,400	13,400	12,156	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,800	0	0	291	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,200	15,200	15,200	12,447	12,447	0

009-260-063-00	2019 Est. T.C.V.	MCCRAY GAR BLAKE
Property Class: 402		W REDMAN DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> GROUP J SITE 8K					8000	100		8,000
60 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	8,000

2019 Est. T.C.V. 009-260-063-00 = 8,000

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	3,605	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	86	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	3,691	3,691	0	

009-260-064-00	2019 Est. T.C.V.	SCHRAM SUE
Property Class: 401		6844 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

		* Factors *		60X104 IRR M/L		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value J>	GROUP J	SITE	8K		8000 100	8,000
60 Actual Front Feet, 0.14 Total Acres				Total Est. Land Value =		8,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	2000	0	0
Wood Frame	19.43	80	77	1,197
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	94	1,880
Total Estimated Land Improvements True Cash Value =				3,077

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 1976 SF Floor Area = 1976 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	1,976		
			Total:	153,333	130,332

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	661
3 Fixture Bath	1	2,463	2,094
Separate Shower	1	793	674

Water/Sewer

Public Sewer	1	892	758
Water Well, 100 Feet	1	4,178	3,551

Built-Ins

Appliance Allow.	1	1,243	1,057
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Fireplaces

Prefab 1 Story	1	1,396	1,187
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Deck

Treated Wood	16	532	452
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Local Cost Items

SANITARY SEWER	1	0	0	*82% Good
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Totals: 165,608 140,766

Notes:

ECF (409 - RURAL SUBS) 0.600 => TCv: 84,460

2019 Est. T.C.V. 009-260-064-00 = 95,537

Est. TCv/Total Floor Area = 48.35, Most recent sale 01/06/2016 for 45,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
39,900	39,900	39,900	39,716	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,900	0	0	953	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
47,800	47,800	47,800	40,669	40,669	40,669

009-260-065-00	2019 Est. T.C.V.	LANGLANDS JANET K TRUST
Property Class: 402		W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> GROUP J SITE 8K					8000	100		8,000
57 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	8,000

2019 Est. T.C.V. 009-260-065-00 = 8,000

Est. TCV/Total Floor Area = 4.05

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	2,131	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	
4,000	4,000	4,000	2,182	2,182	0	

009-260-066-00	2019 Est. T.C.V.	SCHLICKER GARY A & PAULA J
Property Class: 402		W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors * 57X 111.7 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> GROUP J SITE 8K					8000	100		8,000
57 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	8,000

2019 Est. T.C.V. 009-260-066-00 = 8,000

Est. TCV/Total Floor Area = 4.05, Most recent sale 08/17/2007 for 15,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
4,000	4,000	4,000	3,605	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	86	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
4,000	4,000	4,000	3,691	3,691	0			

009-260-067-00 2019 Est. T.C.V. BEDELL NEIL V & KAREN V
 Property Class: 401 6810 W REDMAN DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors * 2 LOTS: 150X68 IRR
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value F> SITE 10K 10000 100 10,000
 126 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 10,000

Land Improvement Cost Estimates

Description Rate Size % Good Cash Value
 D/W/P: 3.5 Concrete 4.68 1518 83 5,896
 Metal Prefab 13.22 80 46 487
 Total Estimated Land Improvements True Cash Value = 6,383

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

(11) Heating System: Forced Air w/ Ducts
 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 Crawl Space 1,176
 Total: 102,981 66,938

Other Additions/Adjustments

Exterior
 Brick Veneer 192 2,304 1,498

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

Porches
 CCP (1 Story) 96 1,883 1,224

Garages
 Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 864 22,533 14,646

Water/Sewer
 Public Sewer 1 1,006 654
 Water Well, 100 Feet 1 4,280 2,782

Built-Ins
 Appliance Allow. 1 1,467 954

Fireplaces
 Prefab 1 Story 1 1,661 1,080

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

Totals: 141,977 92,286

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCv: 81,212

2019 Est. T.C.V. 009-260-067-00 = 97,595

Est. TCv/Total Floor Area = 82.99, Most recent sale 07/11/2013 for 84,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
43,300	43,300	43,300	41,151	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,500	0	987	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,800	48,800	48,800	42,138	42,138	0	

