

009-400-001-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * LOTS 1, 3 & 3

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
238 Actual Front Feet, 0.86 Total Acres							Total Est. Land Value =	3,000

2019 Est. T.C.V. 009-400-001-00 = 3,000

Est. TCv/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,500	1,500	1,500	1,500	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	
1,500	1,500	1,500	1,536	1,500	0	

009-401-001-00 2019 Est. T.C.V. THOMPSON RICHARD E &
 Property Class: 401 96 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> Base Lot Rate 1000 100 1,000
 <Site Value A> Base Lot Rate 1000 100 1,000
 132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value = 2,000

Land Improvement Cost Estimates
 Description Rate Size % Good Cash Value
 Fencing: Wd, Solid, 6 ft. 20.40 24 0 0
 Wood Frame 16.24 144 50 1,169
 Metal Prefab 12.37 60 50 371
 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 = 2,490

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D 10 Blt 1927

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1032 SF Floor Area = 1122 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	360		
1 Story	Siding	Crawl Space	456		
1 Story	Siding	Crawl Space	216		
			Total:	97,076	67,949

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

Porches
 WPP 20 714 500

Totals: 107,224 75,053

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 37,527

2019 Est. T.C.V. 009-401-001-00 = 42,017
 Est. TCV/Total Floor Area = 37.45, Most recent sale 08/23/2006 for 57,000
 2018 Assessed MBOR S.E.V. Base for Cap C.P.I.
 17,600 17,600 17,600 15,430 2.40
 2019 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 0 3,400 0 0 370 0
 2019 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
 21,000 21,000 21,000 15,800 15,800 15,800

009-401-003-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * LOT 8, 9, 3

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
264 Actual Front Feet, 0.96 Total Acres							Total Est. Land Value =	3,000

2019 Est. T.C.V. 009-401-003-00 = 3,000

Est. TCv/Total Floor Area = 2.67

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,500	1,500	1,500	1,500	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	
1,500	1,500	1,500	1,536	1,500	0	

009-401-010-00	2019 Est. T.C.V.	BLACK CHARLES E & EVA R ETAL
Property Class: 401		LAUREL ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 1,000								

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

(11) Heating System: Space Heater
 Ground Area = 728 SF Floor Area = 728 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	728		
			Total:	60,354	33,195

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	428		
Water/Sewer					
1000 Gal Septic	1	3,235	1,779		
Water Well, 50 Feet	1	1,895	1,042		
Built-Ins					
Appliance Allow.	1	1,243	684		
Totals:				67,505	37,128

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 18,564

2019 Est. T.C.V. 009-401-010-00 = 19,564

Est. TCV/Total Floor Area = 26.87

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,900	5,900	5,900	5,309	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	0	127	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,800	9,800	9,800	5,436	5,436	0	

009-402-008-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * LOT 8 & 9

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
161 Actual Front Feet, 0.58 Total Acres Total Est. Land Value =								2,000

2019 Est. T.C.V. 009-402-008-00	=	2,000			
Est. TCV/Total Floor Area = 2.75					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
1,000	1,000	1,000	1,000	2.40	
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,000	1,000	1,000	1,024	1,000	0

009-402-010-00 2019 Est. T.C.V. TAYLOR WILLIAM (LE) ETAL
 Property Class: 401 10132 W LAUREL ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 936 SF Floor Area = 936 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	936		
			Total:	76,593	49,786

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	770	500

Water/Sewer					
1000 Gal Septic			1	3,201	2,081
Water Well, 50 Feet			1	1,931	1,255

Porches						
CCP (1 Story)			208	3,403	2,586	*76% Good
WGEP (1 Story)			40	3,529	2,294	
WPP			15	546	355	

Built-Ins					
Appliance Allow.			1	1,266	823

Totals: 91,239 59,680

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 29,840

2019 Est. T.C.V. 009-402-010-00 = 30,840

Est. TCV/Total Floor Area = 32.95

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,500	12,500	12,500	12,491	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,900	0	299	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,400	15,400	15,400	12,790	12,790	12,790	

009-403-001-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS B TYPE	292.00	275.00	1.0000	1.0000	20	100		5,840
292 Actual Front Feet, 1.84 Total Acres								Total Est. Land Value = 5,840

2019 Est. T.C.V. 009-403-001-00 = 5,840

Est. TCV/Total Floor Area = 6.24

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,900	2,900	2,900	2,900	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
2,900	2,900	2,900	2,969	2,900	0		

009-411-001-00 2019 Est. T.C.V. MORRIS WILLIAM
 Property Class: 402 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
<Site Value A> Base Lot Rate					1000	50	E 1/2	500
66 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								500

2019 Est. T.C.V. 009-411-001-00 = 500

Est. TCV/Total Floor Area = 0.53, Most recent sale 04/06/2018 for 82,473

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
300	300	300	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
300	300	300	307	300	300

009-411-001-50 2019 Est. T.C.V. MORRIS WILLIAM
Property Class: 402 W POPLAR ST
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors * W1/2 LOT 1

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	50	W 1/2 LOT 1	500
66 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								500

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=55/100/100/100/55

Building Areas

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

Water/Sewer

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

Totals: 5,415 2,978

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCv: 1,489

2019 Est. T.C.V. 009-411-001-50	=	1,989
Est. TCv/Total Floor Area =	0.00, Most recent sale 04/06/2018 for	82,473
2018 Assessed	MBOR	S.E.V.
900	900	900
	Base for Cap	C.P.I.
	816	2.40
2019	New Eq. Adjustment	Loss
0	100	0
2019 Assessed	MBOR	S.E.V.
1,000	1,000	1,000
	Capped	->Taxable<-
	835	1,000
		PRE/MBT
		1,000

009-411-002-00 2019 Est. T.C.V. MORRIS WILLIAM
 Property Class: 401 352 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	304	67	953
Wood Frame	18.21	144	50	1,311
Total Estimated Land Improvements True Cash Value =				2,264

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

(11) Heating System: Forced Air w/o Ducts
 Ground Area = 725 SF Floor Area = 1088 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	725		
			Total:	96,195	57,716

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	560
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Water/Sewer

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

Porches

WGEP (1 Story)	112	7,253	4,352
CGEP (1 Story)	48	3,098	1,859

Deck

Treated Wood	108	2,011	1,207
Treated Wood	40	1,186	712
w/Roof (Roof portion)	180	2,129	1,277

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 960 22,013 13,208

Built-Ins

Appliance Allow.	1	1,467	880
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Totals: 141,700 85,020

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 42,510

2019 Est. T.C.V. 009-411-002-00 = 46,774

Est. TCV/Total Floor Area = 42.99, Most recent sale 04/06/2018 for 82,473

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,400	12,400	12,400	11,231	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
1,800	9,200	0	1,800	10,369	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,400	23,400	23,400	13,300	23,400	23,400	

009-411-004-00	2019 Est. T.C.V.	BAIRD BONNIE &
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.	Land Value =		1,000

2019 Est. T.C.V. 009-411-004-00 = 1,000

Est. TCV/Total Floor Area = 0.92, Most recent sale 01/15/2015 for 3,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
500	500	500	500	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
500	500	500	512	500	0		

009-411-005-00	2019 Est. T.C.V.	BAIRD BONNIE &
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.	Land Value =		1,000

2019 Est. T.C.V. 009-411-005-00 = 1,000

Est. TCV/Total Floor Area = 0.92

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	500	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
500	500	500	512	500	0	

009-411-006-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors * LOT 6&7

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS	132.00	158.00	1.0000	1.0000	40	100		5,280
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								5,280

2019 Est. T.C.V. 009-411-006-00 = 5,280

Est. TCV/Total Floor Area = 4.85

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,600	2,600	2,600	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	
2,600	2,600	2,600	1,549	1,549	0	

009-411-008-00 2019 Est. T.C.V. ROMIG GERALD & BAIRD BONNIE
Property Class: 401 10132 W POPLAR ST
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A>	Base	Lot	Rate			1,000
<Site Value A>	Base	Lot	Rate			1,000
<Site Value A>	Base	Lot	Rate			1,000
198 Actual Front Feet, 0.72 Total Acres					Total Est. Land Value =	3,000

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

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1890
Description of Occupancy: CHURCH

Costs are taken from the Auditoriums cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 254

Base Rate for Upper Floors = 71.75
Semi-Finished Basement Basement, Base Rate for Basement = 66.12
(Basement Fireproofing Rate = 0.00)

(10) Heating system: Forced Air Furnace Cost/SqFt: 12.46 100%
Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 15.66
Adjusted Square Foot Cost for Upper Floors = 84.21
Adjusted Square Foot Cost for Basement = 81.78

Total Floor Area: 2,602	Base Cost New of Upper Floors =	219,115
Basement Area: 2,000	Base Cost New of Basement =	163,560
	Reproduction/Replacement Cost =	382,675
Eff.Age:45	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0	
	Total Depreciated Cost =	133,936
ECF (424 - JENNINGS RESIDENTIAL)	0.350 => TCV of Bldg: 1 =	46,878
Replacement Cost/Floor Area= 147.07	Est. TCV/Floor Area= 18.02	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 46,878

2019 Est. T.C.V. 009-411-008-00	=	50,553			
Est. TCV/Total Floor Area = 19.43, Most recent sale 12/05/2014 for 10,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
21,000	21,000	21,000	16,014	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,300	0	0	384	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
25,300	25,300	25,300	16,398	16,398	0

009-412-003-00	2019 Est. T.C.V.	ERICKSON ROBERT E & ROSE M
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
	0.00	Total	Acres		Total	Est.	Land Value =	1,000

2019 Est. T.C.V. 009-412-003-00 = 1,000

Est. TCV/Total Floor Area = 1.23

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	500	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
500	500	500	512	500	500	

009-412-004-00 2019 Est. T.C.V. ERICKSON ROBERT E & ROSE MARIE
 Property Class: 401 328 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * LOTS 4 & 5
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> Base Lot Rate 1000 100 1,000
 <Site Value A> Base Lot Rate 1000 100 1,000
 132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value = 2,000

Land Improvement Cost Estimates
 Description Rate Size % Good Cash Value
 Wood Frame 14.58 240 35 1,225
 Total Estimated Land Improvements True Cash Value = 1,225

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1516 SF Floor Area = 1516 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,516		
			Total:	129,977	89,683

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic		1	3,235	2,232	
Water Well, 50 Feet		1	1,895	1,308	
Porches					
CCP (1 Story)		40	811	560	
WSEP (1 Story)		192	6,008	2,764	*46% Good
		Totals:	141,926	96,547	

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 48,274

2019 Est. T.C.V. 009-412-004-00 = 51,499

Est. TCV/Total Floor Area = 33.97

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,800	19,800	19,800	18,790	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,900	0	0	0	450	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,700	25,700	25,700	19,240	19,240	19,240	

009-412-006-00 2019 Est. T.C.V. CROSBY AIVA GRACE
 Property Class: 401 10208 W POPLAR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors * LOTS 6, 7, 8, 9 &10

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100	SURPLUS 3 LOTS	1,000
330 Actual Front Feet, 1.20 Total Acres Total Est. Land Value =								3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.76	160	0	0
Wood Frame	31.38	80	50	1,255
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 =				2,205

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

(11) Heating System: Forced Warm Air
 Ground Area = 1380 SF Floor Area = 1380 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	780		
Addition	Siding	Crawl	600		
			Total:	88,828	31,089

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	144	1,305	457
Plumbing			
Average Fixture(s)	1	939	329
3 Fixture Bath	1	2,976	1,042
Water/Sewer			
1000 Gal Septic	1	4,277	1,497
Water Well, 100 Feet	1	4,739	1,659
Porches			
CGEP (1 Story)	32	2,229	780
Garages			
Class: BC Exterior: Pole (Unfinished)			
Base Cost	864	22,412	7,844
Totals:			44,697

Notes: 2015-00934 AFFMAN

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 22,349

2019 Est. T.C.V. 009-412-006-00 = 27,554

Est. TCV/Total Floor Area = 19.97, Most recent sale 07/13/2018 for 48,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
10,900	10,900	10,900	10,900	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	2,900	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
13,800	13,800	13,800	11,161	13,800	13,800

009-413-001-00 2019 Est. T.C.V. DAVIS PATRICIA H
 Property Class: 401 358 S BAGLEY ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors * LOTS 1 & 2

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

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

(11) Heating System: Wall Furnace
 Ground Area = 938 SF Floor Area = 938 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	938		
			Total:	41,117	14,391

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical			162	1,396	489	
Plumbing						
Average Fixture(s)			1	731	256	
Water/Sewer						
1000 Gal Septic			1	3,691	1,292	
Water Well, 50 Feet			1	2,038	713	
Deck						
Pine w/Roof (Deck Portion)			60	1,188	891	*75% Good
Pine w/Roof (Roof portion)			60	884	663	
Built-Ins						
Appliance Allow.			1	2,099	735	
			Totals:	53,144	19,430	

Notes: 1986 REDMAN MH

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 9,715

2019 Est. T.C.V. 009-413-001-00 = 11,715

Est. TCV/Total Floor Area = 12.49

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,700	4,700	4,700	4,700	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	112	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,900	5,900	5,900	4,812	4,812	0	

009-413-003-00	2019 Est. T.C.V.	STAATS DONALD JAMES
Property Class: 401		340 S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * LOTS # 3&4

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

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

(11) Heating System: Wall Furnace
 Ground Area = 1152 SF Floor Area = 1152 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/1/100/100/0.35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1152		
			Total:	45,680	161

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical		144	1,179	4
Water/Sewer				
1000 Gal Septic		1	3,235	11
Water Well, 50 Feet		1	1,895	7
			Totals:	51,989
				183

Notes: 344 DBL

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCv: 92

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Low Blt 1975

(11) Heating System: Wall Furnace
 Ground Area = 576 SF Floor Area = 576 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	576		
			Total:	23,619	8,266

Other Additions/Adjustments

Water/Sewer				
1000 Gal Septic		1	3,235	1,132
Water Well, 50 Feet		1	1,895	663
			Totals:	28,749
				10,061

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCv: 5,031

2019 Est. T.C.V. 009-413-003-00 = 7,123

Est. TCv/Total Floor Area = 4.12, Most recent sale 05/01/1996 for 9,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,200	3,200	3,200	3,054	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	73	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,600	3,600	3,600	3,127	3,127	0

009-413-005-00 2019 Est. T.C.V. SCHWARTZ JOHN & GAY
 Property Class: 401 322 S BAGLEY ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

 Land Value Estimates for Land Table JEN .JENNINGS

* Factors * LOT 5 & 12

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

 Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1980

(11) Heating System: Wall Furnace
 Ground Area = 1280 SF Floor Area = 1280 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	1280		
Total:				43,799	15,330

Other Additions/Adjustments

Water/Sewer		Size	Cost New	Depr. Cost
1000 Gal Septic		1	3,453	1,209
Water Well, 100 Feet		1	4,280	1,498
Totals:			51,532	18,037

Notes: HUD

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 9,019

2019 Est. T.C.V. 009-413-005-00					=	11,019
Est. TCV/Total Floor Area =	8.61,	Most recent sale	03/08/2014	for	500	
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,500	4,500	4,500	4,500	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	108	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,500	5,500	5,500	4,608	4,608	0	

009-414-001-00 2019 Est. T.C.V. ROGERS BRIAN
 Property Class: 401 212 W WALNUT ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								1,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	16.06	40	45	289
Total Estimated Land Improvements True Cash Value =				289

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1900

(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	Basement	924		
Total:				95,970	62,380

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,639	1,065
Plumbing			
Average Fixture(s)	1	933	606
3 Fixture Bath	1	2,929	1,904
Water/Sewer			
1000 Gal Septic	1	3,453	2,244
Water Well, 50 Feet	1	1,962	1,275
Porches			
WCP (1 Story)	84	2,986	1,941
Deck			
Treated Wood	216	3,231	2,100
Built-Ins			
Appliance Allow.	1	1,467	954
Fireplaces			
Exterior 1 Story	1	4,331	2,815
Wood Stove	1	1,630	1,059
Basement Living Area	924	23,442	15,237
Totals:		143,973	93,580

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCv: 46,790

2019 Est. T.C.V. 009-414-001-00 = 48,079

Est. TCv/Total Floor Area = 52.03, Most recent sale 10/11/2017 for 74,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,500	20,500	20,500	20,500	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,500	0	0	492	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,000	24,000	24,000	20,992	20,992	20,992	

009-414-002-00	2019 Est. T.C.V.	ROGERS BRIAN
Property Class: 402		W WALNUT ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.	Land Value =		1,000

2019 Est. T.C.V. 009-414-002-00 = 1,000

Est. TCV/Total Floor Area = 1.08, Most recent sale 10/11/2017 for 74,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
500	500	500	500	2.40			
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
500	500	500	512	500	500		

009-414-003-00 2019 Est. T.C.V. SUNDELL LEON & BONNIE M
 Property Class: 401 9877 W WALNUT ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS	132.00	158.00	1.0000	1.0000	40	100		5,280
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								5,280

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	9.67	120	71	824
Total Estimated Land Improvements True Cash Value =				824

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1900

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 775 SF Floor Area = 969 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=56/100/100/100/56

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Mich Bsmnt.	775		
Total:				80,085	47,556

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	3,235	1,812
Water Well, 50 Feet	1	1,895	1,061

Porches

CGEP (1 Story)	90	4,271	2,392
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Totals: 89,486 50,113

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 25,056

2019 Est. T.C.V. 009-414-003-00 = 31,160

Est. TCV/Total Floor Area = 32.16, Most recent sale 10/26/2007 for 40,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,900	10,900	10,900	10,107	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,700	0	0	242	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,600	15,600	15,600	10,349	10,349	0	

009-414-005-00 2019 Est. T.C.V. SUNDELL LEON & BONNIE M
 Property Class: 401 W WALNUT ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

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

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

Building Areas

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

Garages

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

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 4,241

2019 Est. T.C.V. 009-414-005-00 = 5,241

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,100	2,100	2,100	1,939	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	46	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,600	2,600	2,600	1,985	1,985	0	

009-415-004-00	2019 Est. T.C.V.	HELMER MAXINE TRUST
Property Class: 401		W WALNUT ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value = 1,000

Cost Est. for Res. Bldg: 1	Single Family	1.5S		Cls D	Blt 1900
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(11) Heating System: No Heating/Cooling

Ground Area = 1035 SF Floor Area = 1552 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/0/100/100/0

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,035		
			Total:	109,545	0

Other Additions/Adjustments

Totals:	109,545	0
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Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV:	0
20% Completed => Est. True Cash Value 2019 =	0

2019 Est. T.C.V. 009-415-004-00	=	1,000			
Est. TCV/Total Floor Area =	0.64				
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
800	800	800	800	2.40	
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	-300	0	0	-300	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
500	500	500	819	500	0

009-415-005-00 2019 Est. T.C.V. VANBAR PROPERTY MANAGEMENT LLC
 Property Class: 401 9937 W WALNUT ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors * LOT 5 & 6

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
86 Actual Front Feet, 0.31 Total Acres Total Est. Land Value =								2,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	16	71	50
Wood Frame	14.83	200	94	2,788
Total Estimated Land Improvements True Cash Value =				2,838

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1890

(11) Heating System: Space Heater
 Ground Area = 980 SF Floor Area = 1172 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	384		
1 Story	Siding	Crawl Space	596		
Total:				89,845	53,907

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	467
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Water/Sewer

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

Porches

CGEP (1 Story)	140	5,813	3,488
CGEP (1 Story)	50	2,821	1,693

Garages

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

Base Cost	572	12,893	7,736
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Built-Ins

Appliance Allow.	1	1,243	746
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Totals: 118,523 71,115

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCv: 35,557

2019 Est. T.C.V. 009-415-005-00 = 40,395

Est. TCv/Total Floor Area = 34.47, Most recent sale 03/13/2007 for 33,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,600	12,600	12,600	11,435	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,600	0	0	274	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,200	20,200	20,200	11,709	11,709	0	

009-415-007-00	2019 Est. T.C.V.	RUOFF MARTIN J & REBECCA K
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

2019 Est. T.C.V. 009-415-007-00 = 2,000

Est. TCV/Total Floor Area = 1.71, Most recent sale 10/07/2014 for 3,300

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

009-415-009-00 2019 Est. T.C.V. BALDWIN VELDA K (LE) &
 Property Class: 401 593 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	12.13	64	45	349
Total Estimated Land Improvements True Cash Value =				349

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 960 SF Floor Area = 960 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	960		
Total:				90,371	64,163

Other Additions/Adjustments

Plumbing					
3 Fixture Bath		1	2,463		1,749

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

Porches					
CCP (1 Story)		80	1,472		1,045

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		576	12,954		9,197
Totals:				112,390	79,796

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 39,898

2019 Est. T.C.V. 009-415-009-00 = 42,247

Est. TCV/Total Floor Area = 44.01

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
18,700	18,700	18,700	15,535	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,400	0	372	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,100	21,100	21,100	15,907	15,907	15,907	

009-415-011-00	2019 Est. T.C.V.	BURCH RAYMOND
Property Class: 401		611 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value = 1,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	21.86	66	0	0
Fencing: Wire Mesh, #9	2.84	140	0	0
Metal Prefab	11.05	144	50	795
Metal Prefab	13.22	80	50	529

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	50	500
Total Estimated Land Improvements True Cash Value =				1,824

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 2002

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,512		
Total:				127,849	115,065

Other Additions/Adjustments

Plumbing

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

Water/Sewer

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

Deck

Treated Wood	128	2,292	2,063
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Built-Ins

Appliance Allow.	1	1,467	1,320
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Totals: 143,203 128,884

Notes: REDMAN MHD

ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV: 51,554

2019 Est. T.C.V. 009-415-011-00 = 54,378

Est. TCV/Total Floor Area = 35.96

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,000	25,000	25,000	16,795	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	0	403	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,200	27,200	27,200	17,198	17,198	17,198	

009-416-006-00	2019 Est. T.C.V.	HORN ERIC JOHN
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
50 Actual Front Feet,	0.19	Total Acres			Total Est.		Land Value =	1,000

2019 Est. T.C.V. 009-416-006-00 = 1,000

Est. TCV/Total Floor Area = 0.66

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	500	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
500	500	500	512	500	0	

009-416-007-00 2019 Est. T.C.V. HORN ERIC JOHN
 Property Class: 401 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	25	PRT OF LOT 6	250
82 Actual Front Feet, 0.31 Total Acres Total Est. Land Value =								1,250

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

(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					
Plumbing					
	3	Fixture Bath	1	-2,463	-1,970
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
		Base Cost	720	15,430	12,344
Totals:				12,967	10,374

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 5,187

2019 Est. T.C.V. 009-416-007-00 =					6,437	
Est. TCV/Total Floor Area = 0.00						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,400	3,400	3,400	456	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-200	0	10	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,200	3,200	3,200	466	466	0	

009-416-008-00 2019 Est. T.C.V. FRANK JEFF M
 Property Class: 401 661 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	50	PART OF LOT 9	500
99 Actual Front Feet, 0.38 Total Acres Total Est. Land Value =								1,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	480	66	1,482
Total Estimated Land Improvements True Cash Value =				1,482

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1272 SF Floor Area = 1416 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,272		
1 Story	Siding	Overhang	144		
			Total:	132,344	87,347

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	933		616

Water/Sewer					
1000 Gal Septic		1	3,453		2,279
Water Well, 50 Feet		1	1,962		1,295

Porches					
CCP (1 Story)		360	6,084		4,015

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		528	15,914		10,503
Storage Over Garage		528	4,900		3,234
Common Wall: 1 Wall		1	-1,906		-1,258

Built-Ins

Appliance Allow.		1	1,467		968
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Totals: 165,151 108,999

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCv: 54,500

2019 Est. T.C.V. 009-416-008-00 = 57,482

Est. TCv/Total Floor Area = 40.59, Most recent sale 05/01/2001 for 86,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,200	24,200	24,200	22,045	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,500	0	0	529	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,700	28,700	28,700	22,574	22,574	22,574	

009-416-009-00 2019 Est. T.C.V. ABEL CASEY & JENNIFER
 Property Class: 401 681 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors * LOT 10 & PRT OF LOT 9

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	50	PRT OF LOT 9	500
132 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =								1,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.43	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 Mobile Home HUD Cls Low Blt 1966

(11) Heating System: Wall Furnace
 Ground Area = 1101 SF Floor Area = 1101 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
Addition	Siding	Crawl	381		
			Total:	46,161	16,156

Other Additions/Adjustments

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

Garages

Class: D Exterior: Pole (Unfinished)				
Base Cost		624	10,327	3,614
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		445	10,796	3,779
Common Wall: 2 Wall		1	-2,798	-979

Deck

w/Roof (Roof portion)		624	5,897	2,064
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Totals: 75,513 26,429

Notes: 1966 PARKWOOD MH

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 13,215

2019 Est. T.C.V. 009-416-009-00 = 15,665

Est. TCV/Total Floor Area = 14.23, Most recent sale 03/10/2004 for 34,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,300	6,300	6,300	6,300	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,500	0	151	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,800	7,800	7,800	6,451	6,451	6,451	

009-419-006-00 2019 Est. T.C.V. ABEL CASEY
 Property Class: 401 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	1,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1968

(11) Heating System: Wall Furnace
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/20/100/100/7

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Water/Sewer					
1000 Gal Septic			1	3,235	226
Water Well, 50 Feet			1	1,895	133
Totals:				5,130	359

Notes: REMOVED AROUND YEAR 2013

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 180

2019 Est. T.C.V. 009-419-006-00	=	1,180			
Est. TCV/Total Floor Area = 0.00, Most recent sale 11/09/2017 for 5,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
600	600	600	600	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
600	600	600	614	600	0

009-419-007-00 2019 Est. T.C.V. ABEL CASEY
 Property Class: 401 717 S LACHANCE RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1957

(11) Heating System: Wall Furnace

Ground Area = 500 SF Floor Area = 500 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/20/100/100/7

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	500		
			Total:	24,797	1,735

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	3,235	226
Water Well, 50 Feet	1	1,895	133

Deck

Treated Wood	40	1,162	81
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Totals: 31,089 2,175

Notes: 1957 NEW MOON

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 1,088

2019 Est. T.C.V. 009-419-007-00 = 2,088

Est. TCV/Total Floor Area = 4.18, Most recent sale 11/09/2017 for 5,000

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

009-419-008-00 2019 Est. T.C.V. ANDERSON JULIE K
 Property Class: 401 725 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors * LOT 8,9,10
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> Base Lot Rate 1000 100 1,000
 <Site Value A> Base Lot Rate 1000 100 1,000
 <Site Value A> Base Lot Rate 1000 100 1,000
 198 Actual Front Feet, 0.72 Total Acres Total Est. Land Value = 3,000

Land Improvement Cost Estimates

Description Rate Size % Good Cash Value
 Wood Frame 14.28 288 35 1,440
 Total Estimated Land Improvements True Cash Value = 1,440

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D-10 Blt 2000

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1144 SF Floor Area = 1144 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,144		
			Total:	83,049	71,442

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

Porches

WSEP (1 Story)	208	6,379	5,486
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Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	768	13,862	11,921
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Built-Ins

Appliance Allow.	1	1,243	1,069
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Totals: 112,904 97,117

Notes: PATRIOT MHD

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 48,559

2019 Est. T.C.V. 009-419-008-00 = 52,999

Est. TCV/Total Floor Area = 46.33, Most recent sale 02/23/2010 for 34,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,200	24,200	24,200	18,055	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,300	0	433	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,500	26,500	26,500	18,488	18,488	18,488	

009-420-001-00 2019 Est. T.C.V. JENNINGS COMMUNITY CHURCH
 Property Class: 708 696 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS B TYPE	330.00	158.00	1.0000	1.0000	20	100		6,600
JENNINGS B TYPE	158.00	330.00	1.0000	1.0000	20	100		3,160
JENNINGS B TYPE	316.00	330.00	1.0000	1.0000	20	100		6,320
804 Actual Front Feet, 4.79 Total Acres Total Est. Land Value =								16,080

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2013
 Description of Occupancy: CHURCH

Costs are taken from the Auditoriums cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: S Quality: Average
 Stories: 1 Story Height: 12 Perimeter: 380
 Overall Building Height: 12

Base Rate for Upper Floors = 87.77

Adjusted Square Foot Cost for Upper Floors = 87.77

Total Floor Area: 9,000 Base Cost New of Upper Floors = 789,930
 Reproduction/Replacement Cost = 789,930
 Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0
 Total Depreciated Cost = 734,635

ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 257,122
 Replacement Cost/Floor Area= 87.77 Est. TCV/Floor Area= 28.57

Total Estimated True Cash Value of Commercial/Industrial Buildings = 257,122

2019 Est. T.C.V. 009-420-001-00	=	0			
Est. TCV/Total Floor Area = 0.00, Most recent sale 08/17/2010 for 25,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	2.40	
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-421-001-00	2019 Est. T.C.V.	MISSAUKEE COUNTY
Property Class: 703		W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 400/FF	2600.00	1038.74	1.0000	1.0000	400	100		1,040,000
2600 Actual Front Feet, 62.00 Total Acres								Total Est. Land Value = 1,040,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.04	5000	50	5,100
Wood Frame	13.59	960	50	6,523
Total Estimated Land Improvements True Cash Value =				11,623

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2009
Description of Occupancy: BATH HOUSE

Costs are taken from the Restroom Buildings cost schedules.
<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 9 Perimeter: 128
Overall Building Height: 9

Base Rate for Upper Floors = 104.95

Adjusted Square Foot Cost for Upper Floors = 104.95

Total Floor Area: 1,024	Base Cost New of Upper Floors =	107,469
	Reproduction/Replacement Cost =	107,469
Eff.Age:1	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0	
	Total Depreciated Cost =	103,170

ECF (402R - CROOKED LAKE RESIDENTIAL)	1.300 => TCV of Bldg: 1 =	134,121
Replacement Cost/Floor Area= 104.95	Est. TCV/Floor Area= 130.98	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 134,121

2019 Est. T.C.V. 009-421-001-00	=	0			
Est. TCV/Total Floor Area = 0.00					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-430-001-00 2019 Est. T.C.V. DEGRAW RUSTY
Property Class: 401 6053 JAMES DR
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
101 Actual Front Feet, 0.57 Total Acres Total Est. Land Value =								7,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	72	71	224
Total Estimated Land Improvements True Cash Value =				224

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1976

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1081 SF Floor Area = 1081 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	1,081		
Total:				88,106	57,268

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	506		

Garages

Class: D Exterior: Pole (Unfinished)					
Base Cost	360	7,052	4,584		

Water/Sewer

Public Sewer	1	892	580		
Water Well, 100 Feet	1	4,178	2,716		

Built-Ins

Appliance Allow.	1	1,243	808		
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Porches

CPP	24	455	296		
CPP	24	455	296		

Local Cost Items

SANITARY SEWER	1	0	0		*94% Good
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Totals: 103,159 67,054

Notes:

ECF (430 LAKE ESTATES) 0.600 => TCv: 40,232

2019 Est. T.C.V. 009-430-001-00		=	47,456
Est. TCv/Total Floor Area = 43.90, Most recent sale 10/15/2010 for 29,100			
2018 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
22,200	22,200	22,200	18,130 2.40
2019 New	Eq. Adjustment	Loss	Additions Tax Adjustment Losses
0	1,500	0	0 435 0
2019 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
23,700	23,700	23,700	18,565 18,565 18,565

009-430-002-00 2019 Est. T.C.V. ROOT DEAN M & SHERYL J
 Property Class: 401 6073 W JAMES DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	101				7000	100		7,000
101 Actual Front Feet, 0.51 Total Acres Total Est. Land Value =								7,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.02	709	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 BOCA/STATE Cls D 10 Blt 2005

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1456 SF Floor Area = 1456 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,456		
			Total:	123,656	107,567

Other Additions/Adjustments

Plumbing					
3 Fixture Bath			1	2,463	2,143

Deck

Treated Wood			160	2,597	2,259
Treated Wood			20	666	579
Treated Wood			20	666	579

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			672	16,524	14,376
Door Opener			2	653	568

Water/Sewer

Public Sewer			1	892	776
Water Well, 100 Feet			1	4,178	3,635

Fireplaces

Prefab 1 Story			1	1,396	1,215
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Local Cost Items

SANITARY SEWER			1	0	0
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Totals: 153,691 133,697

Notes:

ECF (430 LAKE ESTATES) 0.600 => TCV: 80,218

2019 Est. T.C.V. 009-430-002-00 = 89,118

Est. TCV/Total Floor Area = 61.21, Most recent sale 03/01/2005 for 4,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,600	40,600	40,600	32,089	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,000	0	0	770	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,600	44,600	44,600	32,859	32,859	0	

009-430-003-00 2019 Est. T.C.V. ROOT DEAN M & SHERYL J
 Property Class: 401 6095 JAMES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE					7000	100		7,000
117 Actual Front Feet, 0.55 Total Acres Total Est. Land Value =								7,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.57	440	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 CD Blt 1984

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1680 SF Floor Area = 1680 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	1,680		
			Total:	139,927	104,946

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	700
3 Fixture Bath	1	2,929	2,197

Deck

Treated Wood	350	4,431	3,323
Treated Wood	48	1,282	961

Garages

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

Base Cost	672	18,823	14,117
Door Opener	2	736	552

Water/Sewer

Public Sewer	1	1,006	754
Water Well, 100 Feet	1	4,280	3,210

Built-Ins

Appliance Allow.	1	1,467	1,100
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Local Cost Items

SANITARY SEWER	1	0	0	*87% Good
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Totals: 175,814 131,860

Notes:

ECF (430 LAKE ESTATES) 0.600 => TCV: 79,116

2019 Est. T.C.V. 009-430-003-00 = 87,066

Est. TCV/Total Floor Area = 51.83, Most recent sale 02/08/2017 for 27,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
43,100	43,100	43,100	43,100	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	0	400	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,500	43,500	43,500	44,134	43,500	0	

009-430-004-00	2019 Est. T.C.V.	6111 LC RENTAL LLC
Property Class: 401		6111 W JAMES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	7000				7000	100		7,000
100 Actual Front Feet, 0.45 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	16.84	120	50	1,010
Wood Frame	19.43	80	50	777
Total Estimated Land Improvements True Cash Value =				1,787

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1352 SF Floor Area = 1352 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,352		
			Total:	98,861	92,571

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	607
3 Fixture Bath	1	2,463	1,921

Porches

WCP (1 Story)	48	1,873	1,461
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Water/Sewer

Public Sewer	1	892	696
Water Well, 100 Feet	1	4,178	3,259

Local Cost Items

SANITARY SEWER	1	0	0
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Totals: 109,045 85,055

Notes:

ECF (430 LAKE ESTATES) 0.400 => TCV: 34,022

2019 Est. T.C.V. 009-430-004-00 = 42,809

Est. TCV/Total Floor Area = 31.66, Most recent sale 05/24/2017 for 41,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
21,600	21,600	21,600	21,600	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-200	0	-200	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
21,400	21,400	21,400	22,118	21,400	0

009-430-005-00	2019 Est. T.C.V.	6111 LC RENTAL LLC
Property Class: 402		W JAMES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
98 Actual Front Feet, 0.44 Total Acres							Total Est. Land Value =	7,000

2019 Est. T.C.V. 009-430-005-00 = 7,000

Est. TCV/Total Floor Area = 5.18, Most recent sale 05/24/2017 for 41,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
3,500	3,500	3,500	3,500	2.40			
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
3,500	3,500	3,500	3,584	3,500	0		

009-430-006-00 2019 Est. T.C.V. ROOT DEAN M & SHERYL J
 Property Class: 401 6131 W JAMES ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	7000				7000	100		7,000
98 Actual Front Feet, 0.44 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.20	68	50	789
Total Estimated Land Improvements True Cash Value =				789

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1989

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1084 SF Floor Area = 1084 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	958		
1 Story	Siding	Slab	126		
			Total:	108,267	92,026

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	793		
Deck					
Treated Wood	80	1,679	1,427		
Water/Sewer					
Public Sewer	1	1,006	855		
Water Well, 100 Feet	1	4,280	3,638		
Built-Ins					
Appliance Allow.	1	1,467	1,247		
Local Cost Items					
SANITARY SEWER	1	0	0		*92% Good
Totals:		117,632	99,986		

Notes:

ECF (430 LAKE ESTATES) 0.600 => TCV: 59,992

2019 Est. T.C.V. 009-430-006-00	=	67,781			
Est. TCV/Total Floor Area = 62.53, Most recent sale 05/24/2010 for 18,500					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,800	33,800	33,800	21,469	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	515	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
33,900	33,900	33,900	21,984	21,984	0

009-430-007-00 2019 Est. T.C.V. NLG ENTERPRISE LLC
 Property Class: 401 6175 W JAMES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	7000				7000	100		7,000
98 Actual Front Feet, 0.44 Total Acres							Total Est. Land Value =	7,000

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1080 SF Floor Area = 1080 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,080		
			Total:	99,206	74,405

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	583
3 Fixture Bath	1	2,463	1,847

Water/Sewer

Public Sewer	1	892	669
Water Well, 100 Feet	1	4,178	3,133

Built-Ins

Appliance Allow.	1	1,243	932
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Local Cost Items

SANITARY SEWER	1	0	0	*81% Good
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Totals: 108,760 81,569

Notes:

ECF (430 LAKE ESTATES) 0.600 => TCV: 48,941

2019 Est. T.C.V. 009-430-007-00				=	55,941	
Est. TCV/Total Floor Area = 51.80, Most recent sale 06/17/2010 for 39,000						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,400	26,400	26,400	21,534	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,600		0	0	516	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,000	28,000	28,000	22,050	22,050	0	

009-430-009-00 2019 Est. T.C.V. KOHL DENNIS R
 Property Class: 401 6209 JAMES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
 * Factors * LOTS 8, 9 &10
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> SITE \$9000 9000 100 9,000
 <Site Value A> SITE \$9000 9000 100 9,000
 <Site Value B> SITE \$7000 7000 100 7,000
 192 Actual Front Feet, 1.13 Total Acres Total Est. Land Value = 25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	1204	0	0
D/W/P: 3.5 Concrete	5.00	80	0	0
Wood Frame	22.41	96	50	1,075
Wood Frame	21.50	112	50	1,204

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,654

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C 10 Blt 1996

(11) Heating System: Forced Heat & Cool
 Ground Area = 1352 SF Floor Area = 1352 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,352		
Total:				172,728	146,805

Other Additions/Adjustments

Exterior					
Brick Veneer			32	417	354

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

Porches					
WCP (1 Story)			142	4,784	4,066
WGEP (1 Story)			199	11,421	9,708

Deck					
Treated Wood			175	2,875	2,444
Treated Wood			244	3,582	3,045
w/Roof (Roof portion)			64	937	796

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			960	27,206	23,125
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

Fireplaces					
Direct-Vented Gas			1	2,293	1,949

Local Cost Items					
SANITARY SEWER			1	0	0 *80% Good
Recreation Room			1400	20,538	17,457

Totals: 257,858 219,164

Notes: Modular (MRBC)

ECF (430 LAKE ESTATES) 0.600 => TCV: 131,498

Est. TCV/Total Floor Area = 119.20, Most recent sale 12/05/2018 for 175,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
71,600	71,600	71,600	65,519	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
10,100	-1,100		0	10,100	4,981	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,600	80,600	80,600	77,191	80,600	80,600	

009-430-011-00 2019 Est. T.C.V. BITTEL RAYMOND C
 Property Class: 401 1816 S BARBARA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE	96	100	96	100	9000	100		9,000
96 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =								9,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.97	70	50	804
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				1,754

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

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 1300 SF Floor Area = 1346 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,300		
1 Story	Siding	Overhang	12		
1 Story	Siding	Overhang	34		
			Total:	137,120	82,272

Other Additions/Adjustments

Exterior

Brick Veneer	245	2,940	1,764
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Basement, Outside Entrance, Below Grade	1	1,639	983
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Plumbing

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

Porches

WPP	286	3,392	2,035
WPP	12	455	273

Garages

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

Basement Garage: 1 Car	1	1,891	1,135
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Water/Sewer

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

Built-Ins

Appliance Allow.	1	1,467	880
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Recreation Room	374	5,258	3,155
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Totals:		162,351	97,411
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Notes:

ECF (430 LAKE ESTATES) 0.880 => TCV: 85,722

2019 Est. T.C.V. 009-430-011-00	=	96,476
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Est. TCV/Total Floor Area = 71.68

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,800	41,800	41,800	34,722	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,400	0	833	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,200	48,200	48,200	35,555	35,555	35,555	

009-430-012-00 2019 Est. T.C.V. BITTELL RAYMOND & CAROL
 Property Class: 401 S BARBARA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE	90				9000	100		9,000
90 Actual Front Feet, 0.47 Total Acres Total Est. Land Value =								9,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	240	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 1994

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93

Building Areas

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

Garages

Class: CD Exterior: Pole (Unfinished)					
Base Cost			768	13,862	12,892
Totals:				13,862	12,892

Notes:

ECF (430 LAKE ESTATES) 0.880 => TCV: 11,345

2019 Est. T.C.V. 009-430-012-00 = 21,295

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,300	10,300	10,300	6,766	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	0	162	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,600	10,600	10,600	6,928	6,928	6,928	

009-430-013-00 2019 Est. T.C.V. REDMAN ROBERT L & SHAWN
 Property Class: 401 1796 BARBARA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE	90				9000	100		9,000
90 Actual Front Feet, 0.47 Total Acres				Total Est. Land Value =				9,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	408	0	0
D/W/P: Asphalt Paving	2.35	300	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 Blt 1979

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1272 SF Floor Area = 1272 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	1,080			
1 Story	Siding	Crawl Space	192			*88% Good
			Total:	139,341	100,637	

Other Additions/Adjustments

Plumbing	Average Fixture(s)			
	1	1,120	784	

Porches	CCP (1 Story)			
	100	2,129	1,490	

Deck	Treated Wood			
	144	2,533	1,773	

Garages

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

Base Cost	784	23,308	16,316	
Common Wall: 1 Wall	1	-2,038	-1,427	
Door Opener	2	830	581	

Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,469	

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good	
Totals:			174,863	125,502	

Notes:

ECF (430 LAKE ESTATES) 0.880 => TCV: 110,442

2019 Est. T.C.V. 009-430-013-00 = 121,784

Est. TCV/Total Floor Area = 95.74

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,500	55,500	55,500	43,250	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,400	0	0	1,038	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,900	60,900	60,900	44,288	44,288	44,288	

009-430-014-00	2019 Est. T.C.V.	REDMAN ROBERT L & SHAWN A
Property Class: 402		BARBARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE	\$9000				9000	100		9,000
90 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	9,000

2019 Est. T.C.V. 009-430-014-00 = 9,000

Est. TCV/Total Floor Area = 7.08

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,500	4,500	4,500	2,023	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	48	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,500	4,500	4,500	2,071	2,071	2,071	

009-430-015-00 2019 Est. T.C.V. REINKE FREDERICK C
 Property Class: 401 1746 BARBARA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE					9000	100		9,000
100 Actual Front Feet, 0.52 Total Acres Total Est. Land Value =								9,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	16.64	200	50	1,664
Wood Frame	19.92	96	50	956
Total Estimated Land Improvements True Cash Value =				2,620

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1979

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1456 SF Floor Area = 1456 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	1,456		
Total:				123,776	80,454

Other Additions/Adjustments

Plumbing

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

Porches

CCP (1 Story)	128	2,449	1,592
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Garages

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

Base Cost	576	16,877	10,970
Common Wall: 1 Wall	1	-1,906	-1,239
Door Opener	1	368	239

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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Fireplaces

Wood Stove	1	1,630	1,059
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Local Cost Items

SANITARY SEWER	1	0	0	*90% Good
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Totals: 152,850 99,351

Notes:

ECF (430 LAKE ESTATES) 0.600 => TCV: 59,611

2019 Est. T.C.V. 009-430-015-00 = 71,231

Est. TCV/Total Floor Area = 48.92

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,000	33,000	33,000	28,000	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	0	672	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,600	35,600	35,600	28,672	28,672	28,672	

009-430-017-00 2019 Est. T.C.V. MOSHER DALE G & KIM L
 Property Class: 401 1696 BARBARA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE	\$9000				9000	100		9,000
<Site Value A> SITE	\$9000				9000	100		9,000
200 Actual Front Feet, 1.04 Total Acres Total Est. Land Value =								18,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	630	0	0
Metal Prefab	15.34	84	50	644
Wood Frame	18.40	240	94	4,151
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	50	500
Total Estimated Land Improvements True Cash Value =				5,295

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1144 SF Floor Area = 1144 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	1,144		
Total:				123,233	80,091

Other Additions/Adjustments

Plumbing	Average Fixture(s)			
	1	1,120		728

Deck

Treated Wood w/Roof (Deck Portion)	80	1,718	1,117
Treated Wood w/Roof (Roof portion)	80	1,145	744
Treated Wood w/Roof (Deck Portion)	64	1,537	999
Treated Wood w/Roof (Roof portion)	64	937	609

Garages

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

Base Cost	832	24,336	15,818
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
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Breezeways

Frame Wall	128	6,685	4,345
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Local Cost Items

SANITARY SEWER	1	0	0	*86% Good
Basement Living Area		689	18,748	12,186

Totals: 187,929 122,142

Notes:

ECF (430 LAKE ESTATES) 0.880 => TCV: 107,485

2019 Est. T.C.V. 009-430-017-00 = 130,780

Est. TCV/Total Floor Area = 114.32

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
59,500	59,500	59,500	45,750	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,900	0	0	1,098	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,400	65,400	65,400	46,848	46,848	46,848	

009-430-018-00 2019 Est. T.C.V. MOSHER DALE G & KIM
 Property Class: 401 BARBARA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE	\$9000				9000	100		9,000
66 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								9,000

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

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

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

Garages

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

Notes:

ECF (430 LAKE ESTATES) 0.880 => TCV: 10,369

2019 Est. T.C.V. 009-430-018-00						=	19,369
Est. TCV/Total Floor Area =	0.00	Most recent sale 10/09/2018 for					22,500
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
10,700	10,700	10,700	7,761	2.40			
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000		0	0	1,939	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT	
9,700	9,700	9,700	7,947	9,700		9,700	

009-430-019-00 2019 Est. T.C.V. TROON ROBERT L
 Property Class: 401 6222 W CHARLES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE	66	Actual Front Feet,	0.38	Total Acres	9000	100		9,000
Total Est. Land Value =								9,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.02	850	0	0
D/W/P: Asphalt Paving	2.04	400	0	0
Metal Prefab	11.17	80	45	402
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	50	500
Total Estimated Land Improvements True Cash Value =				902

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1989

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1680 SF Floor Area = 1680 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	1,680		
Total:				126,314	94,735

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	583
3 Fixture Bath	1	2,463	1,847

Deck

Treated Wood	80	1,642	1,231
Treated Wood	80	1,642	1,231

Garages

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

Base Cost	504	13,396	10,047
Common Wall: 1 Wall	1	-1,753	-1,315

Water/Sewer

Public Sewer	1	892	669
Water Well, 100 Feet	1	4,178	3,133

Built-Ins

Appliance Allow.	1	1,243	932
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Fireplaces

Prefab 1 Story	1	1,396	1,047
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Local Cost Items

SANITARY SEWER	1	0	0	*89% Good
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Totals: 152,191 114,140

Notes:

ECF (430 LAKE ESTATES) 0.600 => TCV: 68,484

2019 Est. T.C.V. 009-430-019-00 = 78,386

Est. TCV/Total Floor Area = 46.66, Most recent sale 05/26/2010 for 60,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,200	36,200	36,200	31,721	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	0	761	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,200	39,200	39,200	32,482	32,482	32,482	

009-430-020-00 2019 Est. T.C.V. SCHULTZ DERRICK S & ROSE MARIE
 Property Class: 401 6216 W CHARLES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE					9000	100		9,000
100 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =								9,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	23.44	10	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1020 SF Floor Area = 1020 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	1,020		
			Total:	108,295	75,814

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,120	784		

Deck					
Treated Wood	153	2,635	1,844		

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	240	9,478	6,635		

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	*91% Good	
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Totals: 129,168 90,425

Notes:

ECF (430 LAKE ESTATES) 0.880 => TCV: 79,574

2019 Est. T.C.V. 009-430-020-00 = 89,544

Est. TCV/Total Floor Area = 87.79, Most recent sale 08/23/2004 for 10,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,700	40,700	40,700	28,287	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,100	0	0	678	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,800	44,800	44,800	28,965	28,965	0	

009-430-021-00	2019 Est. T.C.V.	SCHULTZ DERRICK S & ROSE M
Property Class: 402		W CHARLES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE	\$9000				9000	100		9,000
100 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	9,000

2019 Est. T.C.V. 009-430-021-00 = 9,000

Est. TCV/Total Floor Area = 8.82, Most recent sale 08/17/2015 for 2,536

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
4,500	4,500	4,500	4,500	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			
4,500	4,500	4,500	4,608	4,500	0			

009-430-022-00 2019 Est. T.C.V. SWAFFER JEAN B
 Property Class: 401 6194 W CHARLES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE					9000	100		9,000
100 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =								9,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	265	71	941
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 =				3,441

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1977

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1008 SF Floor Area = 1008 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,008		
			Total:	96,954	67,861

Other Additions/Adjustments

Plumbing

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

Garages

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

Base Cost	484	16,742	11,719
Common Wall: 1 Wall	1	-2,038	-1,427

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	*84% Good
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Totals: 122,777 85,936

Notes:

ECF (430 LAKE ESTATES) 0.880 => TCV: 75,624

2019 Est. T.C.V. 009-430-022-00 = 88,065

Est. TCV/Total Floor Area = 87.37, Most recent sale 07/01/2016 for 75,700

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,400	40,400	40,400	38,389	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	0	921	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,000	44,000	44,000	39,310	39,310	39,310	

009-430-023-00	2019 Est. T.C.V.	PSAROS GREGORY & SHELLY
Property Class: 402		W CHARLES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE	\$9000				9000	100		9,000
100 Actual Front Feet, 0.45 Total Acres							Total Est. Land Value =	9,000

2019 Est. T.C.V. 009-430-023-00 = 9,000

Est. TCV/Total Floor Area = 8.93, Most recent sale 12/16/2011 for 39,950

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
4,500	4,500	4,500	4,500	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			
4,500	4,500	4,500	4,608	4,500	4,500			

009-430-024-00 2019 Est. T.C.V. PSAROS GREGORY A
 Property Class: 401 6114 CHARLES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors * LOT 24 & 25

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE	\$9000				9000	100	LOT 24	9,000
<Site Value A> SITE	\$9000				9000	100	LOT 25	9,000
220 Actual Front Feet, 0.98 Total Acres Total Est. Land Value =								18,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	23.44	40	0	0
D/W/P: 3.5 Concrete	5.00	1242	0	0
Wood Frame	20.99	128	94	2,526
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,901

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 5 Blt 1988

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 952 SF Floor Area = 1666 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	952		
			Total:	151,744	121,387

Other Additions/Adjustments

Plumbing

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

Deck

Treated Wood	80	1,718	1,374
Treated Wood	25	898	718

Garages

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

Base Cost	576	18,824	15,059
Common Wall: 1 Wall	1	-2,038	-1,630
Door Opener	1	415	332

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	*94% Good
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Totals: 183,846 147,068

Notes:

ECF (430 LAKE ESTATES) 0.880 => TCV: 129,420

2019 Est. T.C.V. 009-430-024-00 = 152,321

Est. TCV/Total Floor Area = 91.43

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
69,700	69,700	69,700	54,459	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,500	0	0	1,307	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,200	76,200	76,200	55,766	55,766	55,766	

009-430-026-00 2019 Est. T.C.V. STILLMAN ALAN F & LINDA
 Property Class: 401 6060 W CHARLES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE	116				9000	100		9,000
116 Actual Front Feet, 0.51 Total Acres Total Est. Land Value =								9,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.04	1248	67	1,706
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				4,206

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1989

(11) Heating System: Forced Hot Water
 Ground Area = 1344 SF Floor Area = 1344 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,344		
			Total:	108,599	81,449

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	583
3 Fixture Bath	1	2,463	1,847

Deck

Treated Wood	25	862	646
Treated Wood	96	1,810	1,357

Garages

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

Base Cost	480	14,899	11,174
Door Opener	1	368	276

Water/Sewer

Public Sewer	1	892	669
Water Well, 100 Feet	1	4,178	3,133

Built-Ins

Appliance Allow.	1	1,243	932
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Fireplaces

Direct-Vented Gas	1	1,585	1,189
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Local Cost Items

SANITARY SEWER	1	0	0	*72% Good
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Totals: 137,677 103,255

Notes: SCHULTZ HOMES

ECF (430 LAKE ESTATES) 0.600 => TCV: 61,953

2019 Est. T.C.V. 009-430-026-00 = 75,159

Est. TCV/Total Floor Area = 55.92, Most recent sale 10/01/2012 for 58,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,100	34,100	34,100	29,654	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,500	0	711	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,600	37,600	37,600	30,365	30,365	0	

009-430-027-00 2019 Est. T.C.V. DUVALL NORMA J
 Property Class: 401 6050 W CHARLES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE	66				9000	100		9,000
66 Actual Front Feet, 0.33 Total Acres Total Est. Land Value =								9,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	672	71	2,386
Total Estimated Land Improvements True Cash Value =				2,386

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

(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	960		
			Total:	111,635	78,144

Other Additions/Adjustments

Plumbing

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

Porches

CCP (1 Story)	60	1,348	944
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 576 16,911 11,838

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	*84% Good
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Totals: 141,013 98,709

Notes:

ECF (430 LAKE ESTATES) 0.880 => TCV: 86,864

2019 Est. T.C.V. 009-430-027-00 = 98,250

Est. TCV/Total Floor Area = 102.34

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
45,900	45,900	45,900	35,112	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	0	842	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,100	49,100	49,100	35,954	35,954	35,954	

009-430-028-00 2019 Est. T.C.V. GARVIE THOMAS & DEBORAH
 Property Class: 401 1693 S KATHLEEN DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	66	Actual	Front	Feet,	0.36	Total	Acres	
					7000	100		7,000
					Total Est. Land Value =			7,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.02	3100	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 BOCA/STATE Cls D Blt 1989

(11) Heating System: Forced Heat & Cool
 Ground Area = 1325 SF Floor Area = 1325 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	1,104		
1 Story	Siding	Crawl Space	221		
			Total:	110,212	77,147

Other Additions/Adjustments

Plumbing
 3 Fixture Bath 1 2,463 1,724

Porches

WCP (1 Story)	180	4,592	3,214
WCP (1 Story)	156	4,159	2,911
CCP (1 Story)	372	5,721	4,005
WPP	64	1,466	1,026

Deck

Treated Wood	240	3,386	2,370
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Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 672 16,524 11,567
 Door Opener 2 653 457

Water/Sewer

Public Sewer	1	892	624
Water Well, 100 Feet	1	4,178	2,925

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good
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Totals: 154,246 107,970

Notes: 1989 FAIRMONT

ECF (430 LAKE ESTATES) 0.600 => TCV: 64,782

2019 Est. T.C.V. 009-430-028-00 = 74,157

Est. TCV/Total Floor Area = 55.97, Most recent sale 09/18/2017 for 55,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,100	36,100	36,100	36,100	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	866	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,100	37,100	37,100	36,966	36,966	36,966	

009-430-029-00 2019 Est. T.C.V. EMOND WILFRED & PATSY
 Property Class: 401 1707 S KATHLEEN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	93				7000	100		7,000
93 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								7,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	18.52	225	71	2,959
Total Estimated Land Improvements True Cash Value =				2,959

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1224 SF Floor Area = 1224 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	1,224			*46% Good
			Total:	121,231	55,766	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	515
3 Fixture Bath	1	3,525	1,621

Deck

Treated Wood	160	2,714	1,248
Treated Wood	25	898	413

Water/Sewer

Public Sewer	1	1,134	522
Water Well, 100 Feet	1	4,407	2,027

Built-Ins

Appliance Allow.	1	2,099	966
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Fireplaces

Exterior 1 Story	1	4,942	2,273
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Local Cost Items

SANITARY SEWER	1	0	0	*88% Good
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Totals: 142,070 65,351

Notes:

ECF (430 LAKE ESTATES) 0.880 => TCV: 57,509

2019 Est. T.C.V. 009-430-029-00 = 67,468

Est. TCV/Total Floor Area = 55.12

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,000	29,000	29,000	24,773	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,700	0	0	594	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,700	33,700	33,700	25,367	25,367	0	

009-430-030-00 2019 Est. T.C.V. ARMSTRONG BROOK
 Property Class: 401 1725 S KATHLEEN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	93	Actual	Front	Feet,	0.40	Total	Acres	
							Total Est. Land Value =	7,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1925

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1404 SF Floor Area = 1638 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	936		
1 Story	Siding	Crawl Space	468		
			Total:	129,077	70,994

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	428		
Porches					
CCP (1 Story)	208	3,438	1,891		
CGEP (1 Story)	70	3,591	1,975		
Garages					
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	315	9,973	5,485		
Water/Sewer					
Public Sewer	1	892	491		
Water Well, 100 Feet	1	4,178	2,298		
Built-Ins					
Appliance Allow.	1	1,243	684		
Local Cost Items					
SANITARY SEWER	1	0	0		*94% Good
Totals:				153,170	84,246

Notes:

ECF (430 LAKE ESTATES) 0.880 => TCV: 74,136

2019 Est. T.C.V. 009-430-030-00 = 82,106

Est. TCV/Total Floor Area = 50.13, Most recent sale 10/01/2018 for 55,198

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
34,500	34,500	34,500	29,010	2.40	
2019 New Eq. Adjustment					
0	6,600	0	0	12,090	0
2019 Assessed					
41,100	41,100	41,100	29,706	41,100	41,100
				->Taxable<-	PRE/MBT

009-430-031-00 2019 Est. T.C.V. ANDRASH STEPHEN & PATRICIA
 Property Class: 201 1748 S MOREY RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M-55/66	\$300	94.00	183.00	1.0000	0.0000	300	100*	0
COMMERCIAL	\$1.5/SQFT		0.40 Acres		65340	100		25,809

* denotes lines that do not contribute to the total acreage calculation.
 94 Actual Front Feet, 0.40 Total Acres Total Est. Land Value = 25,809

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Commercial Local Cost Land Improvements				
Description	Rate	Size	% Good Arch Mult	Cash Value
PAVING	0.50	5000	88 100	2,200
Total Estimated Land Improvements True Cash Value =				2,200

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 864 SF Floor Area = 864 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	864		
Total:				88,875	48,882

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic		1	3,691	2,030	
Water Well, 100 Feet		1	4,407	2,424	

Porches					
CPP		63	1,103	607	

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		720	19,850	10,917	

Carports

Aluminum		378	4,177	2,297	
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Totals: 122,103 67,157

Notes:

ECF (201B COMMERCIAL GROUP B) 0.900 => TCV: 60,441

2019 Est. T.C.V. 009-430-031-00 = 88,450

Est. TCV/Total Floor Area = 102.37, Most recent sale 10/01/1995 for 25,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,200	42,200	42,200	23,318	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	0	559	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,200	44,200	44,200	23,877	23,877	0	

009-430-032-00 2019 Est. T.C.V. STANLEY LAURA
 Property Class: 401 6068 W JAMES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE					7000	100		7,000
132 Actual Front Feet, 0.36 Total Acres Total Est. Land Value =								7,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	192	0	0
D/W/P: Asphalt Paving	2.04	1200	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1008 SF Floor Area = 1008 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,008		
Total:				93,877	74,164

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	615
2 Fixture Bath	1	1,633	1,290

Garages

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

Base Cost	384	11,159	8,816
Common Wall: 1 Wall	1	-1,753	-1,385

Water/Sewer

Public Sewer	1	892	705
Water Well, 100 Feet	1	4,178	3,301

Built-Ins

Appliance Allow.	1	1,243	982
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 112,007 88,488

Notes:

ECF (430 LAKE ESTATES) 0.880 => TCv: 77,869

2019 Est. T.C.V. 009-430-032-00 = 85,839

Est. TCv/Total Floor Area = 85.16, Most recent sale 06/29/2010 for 57,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
37,600	37,600	37,600	30,716	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,300	0	0	737	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
42,900	42,900	42,900	31,453	31,453	31,453

009-430-033-00 2019 Est. T.C.V. ROOT DEAN M & SHERYL J
 Property Class: 401 W JAMES DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE					7000	100		7,000
111 Actual Front Feet, 0.36 Total Acres Total Est. Land Value =								7,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.04	480	0	0
Wood Frame	19.43	80	25	388
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 =				1,338

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

(11) Heating System: Forced Air w/o Ducts
 Ground Area = 1568 SF Floor Area = 1568 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	1,568		
			Total:	118,266	100,525

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	778	661	
3 Fixture Bath		1	2,463	2,094	
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	
Local Cost Items					
SANITARY SEWER		1	0	0	*83% Good
			Totals:	127,820	108,646

Notes: 1996 PATRIOT
 2014 REROOF

ECF (430 LAKE ESTATES) 0.600 => TCV: 65,187

2019 Est. T.C.V. 009-430-033-00				=	73,525
Est. TCV/Total Floor Area = 46.89, Most recent sale 03/16/2005 for 4,500					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
32,300	32,300	32,300	27,070	2.40	
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment Losses
0	4,500	0	0	0	649 0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
36,800	36,800	36,800	27,719	27,719	0

009-430-034-00	2019 Est. T.C.V.	HEATER WARREN J & SHARON E
Property Class: 402		JAMES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE					7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	7,000

2019 Est. T.C.V. 009-430-034-00 = 7,000

Est. TCV/Total Floor Area = 4.46, Most recent sale 08/01/1999 for 66,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
3,500	3,500	3,500	2,962	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	71	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,500	3,500	3,500	3,033	3,033	3,033			

009-430-035-00 2019 Est. T.C.V. HEATER WARREN J & SHARON E
 Property Class: 401 6110 JAMES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	7000				7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.35	980	0	0
Wood Frame	18.52	224	71	2,945
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,895

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

(11) Heating System: Electric Baseboard
 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:	120,510	78,319

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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Deck

Treated Wood	144	2,533	1,646
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Garages

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

Base Cost	600	19,356	12,581
Common Wall: 1 Wall	1	-2,038	-1,325

Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,364
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Porches

CPP	16	339	220
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Local Cost Items

SANITARY SEWER	1	0	0	*86% Good
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Totals: 151,402 98,397

Notes:

ECF (430 LAKE ESTATES) 0.880 => TCv: 86,589

2019 Est. T.C.V. 009-430-035-00 = 97,484

Est. TCv/Total Floor Area = 87.04

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
43,600	43,600	43,600	34,118	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,100	0	0	818	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,700	48,700	48,700	34,936	34,936	34,936	

009-430-036-00 2019 Est. T.C.V. HEATER WARREN J & SHARON E
 Property Class: 401 JAMES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE					7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	320	99	1,391
Total Estimated Land Improvements True Cash Value =				1,391

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 2009

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

Building Areas

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

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			1200	25,992	24,692
Totals:				25,992	24,692

Notes:

ECF (430 LAKE ESTATES) 0.880 => TCV: 21,729

2019 Est. T.C.V. 009-430-036-00 = 30,120

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,500	14,500	14,500	12,690	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	600	0	304	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,100	15,100	15,100	12,994	12,994	12,994	

009-430-037-00 2019 Est. T.C.V. SHEIDLER DONALD B & JUNE A
 Property Class: 401 6172 JAMES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE					7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								7,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	80	94	330
Total Estimated Land Improvements True Cash Value =				330

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D 10 Blt 1992

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1104 SF Floor Area = 1104 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,104		
Total:				111,063	91,075

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	638
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Garages

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

Base Cost	384	11,159	9,150
Common Wall: 1 Wall	1	-1,753	-1,437

Water/Sewer

Public Sewer	1	892	731
Water Well, 100 Feet	1	4,178	3,426

Built-Ins

Appliance Allow.	1	1,243	1,019
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 127,560 104,602

Notes:

ECF (430 LAKE ESTATES) 0.880 => TCV: 92,050

2019 Est. T.C.V. 009-430-037-00 = 99,380

Est. TCV/Total Floor Area = 90.02

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,900	42,900	42,900	34,876	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,800	0	0	837	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,700	49,700	49,700	35,713	35,713	35,713	

009-430-038-00 2019 Est. T.C.V. SHEIDLER DONALD B & JUNE A
 Property Class: 401 JAMES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	7000				7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	7,000

Cost Est. for Res. Bldg: 1 Single Family 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=95/100/100/100/95

Building Areas

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

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	384	8,532	8,105
No Concrete Floor	384	-1,778	-1,689
Totals:		6,754	6,416

Notes:

ECF (430 LAKE ESTATES) 0.880 => TCv: 5,646

2019 Est. T.C.V. 009-430-038-00 = 12,646

Est. TCv/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,700	6,700	6,700	4,912	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-400	0	117	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,300	6,300	6,300	5,029	5,029	5,029	

009-430-039-00 2019 Est. T.C.V. WEATHERBY ROBERT L & JOAN L
 Property Class: 401 1795 S BARBARA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE					7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								7,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	60	0	0
D/W/P: 4in Concrete	4.60	240	0	0
Wood Frame	14.83	200	50	1,483
Wood Frame	17.34	100	50	867
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1989

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1120 SF Floor Area = 1120 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	Crawl Space	1,120		
Total:				90,697	69,836

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	599
2 Fixture Bath	1	1,633	1,257

Deck

Treated Wood	288	3,816	2,938
w/Roof (Roof portion)	57	706	544

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 576 12,954 9,975

Water/Sewer

Public Sewer	1	892	687
Water Well, 100 Feet	1	4,178	3,217

Built-Ins

Appliance Allow.	1	1,243	957
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Porches

CPP	24	455	350
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Local Cost Items

SANITARY SEWER	1	0	0	*90% Good
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Totals: 117,352 90,360

Notes:

ECF (430 LAKE ESTATES) 0.600 => TCV: 54,216

2019 Est. T.C.V. 009-430-039-00 = 63,566

Est. TCV/Total Floor Area = 56.76

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,600	29,600	29,600	23,256	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,200	0	558	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,800	31,800	31,800	23,814	23,814	23,814	

009-430-040-00 2019 Est. T.C.V. WEATHERBY ROBERT L & JOAN L
 Property Class: 401 BARBARA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	7000				7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	7,000

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

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

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

Garages

Class: D Exterior: Pole (Unfinished)					
Base Cost			896	13,763	11,699
Class: D Exterior: Pole (Unfinished)					
Base Cost			512	8,940	7,599
			Totals:	22,703	19,298

Notes:

ECF (430 LAKE ESTATES) 0.880 => TCV: 16,982

2019 Est. T.C.V. 009-430-040-00					=	23,982
Est. TCV/Total Floor Area =	0.00					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,900	12,900	12,900	10,996	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-900	0	0	263	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,000	12,000	12,000	11,259	11,259	11,259	

009-430-041-00 2019 Est. T.C.V. KENYON TRAVIS L
 Property Class: 401 6145 DONALD DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	120				7000	100		7,000
120 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =								7,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.62	64	85	1,448
Total Estimated Land Improvements True Cash Value =				1,448

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1232 SF Floor Area = 1232 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	1,232		
			Total:	115,831	98,462

Other Additions/Adjustments

Plumbing

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

Deck

Treated Wood	224	3,389	2,881
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Water/Sewer

Public Sewer	1	1,134	964
Water Well, 100 Feet	1	4,407	3,746

Built-Ins

Appliance Allow.	1	2,099	1,784
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Local Cost Items

SANITARY SEWER	1	0	0	*86% Good
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Totals: 131,505 111,785

Notes: MODULAR-Fleetwood 112B452648J

ECF (430 LAKE ESTATES) 0.400 => TCV: 44,714

2019 Est. T.C.V. 009-430-041-00 = 53,162

Est. TCV/Total Floor Area = 43.15, Most recent sale 11/04/2017 for 63,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,400	30,400	30,400	30,400	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,800	0	0	-3,800	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,600	26,600	26,600	31,129	26,600	26,600	

009-430-042-00 2019 Est. T.C.V. ROOT DEAN M & SHERYL J
 Property Class: 401 6111 W DONALD DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
 * Factors * LOTS 42 & 43

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	\$7000				7000	100		7,000
<Site Value C> SITE	\$3000				3000	100	LOT 42 EXT W20'	3,000
194 Actual Front Feet, 0.67 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	16.09	150	50	1,207
Total Estimated Land Improvements True Cash Value =				1,207

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D Blt 1988

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,680		
			Total:	126,314	88,420

Other Additions/Adjustments

Plumbing

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

Water/Sewer

Public Sewer	1	892	624
Water Well, 100 Feet	1	4,178	2,925

Built-Ins

Appliance Allow.	1	1,243	870
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Fireplaces

Wood Stove	1	1,350	945
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Local Cost Items

SANITARY SEWER	1	0	0	*82% Good
Totals:		137,218	96,053	

Notes: HUD

ECF (430 LAKE ESTATES) 0.400 => TCV: 38,421

2019 Est. T.C.V. 009-430-042-00 = 49,628
 Est. TCV/Total Floor Area = 29.54, Most recent sale 10/04/2017 for 31,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,700	25,700	25,700	25,963	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,800	24,800	24,800	26,586	24,800	0	

009-430-044-00	2019 Est. T.C.V.	HUTCHINSON CARL &
Property Class: 402		W DONALD DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE	\$9000				9000	100		9,000
226 Actual Front Feet, 0.78 Total Acres								Total Est. Land Value = 9,000

2019 Est. T.C.V. 009-430-044-00 = 9,000

Est. TCV/Total Floor Area = 5.36

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,500	4,500	4,500	1,281	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	-233	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,500	4,500	4,500	1,311	1,311	0	

009-430-045-00 2019 Est. T.C.V. ROOT DEAN M & SHERYL J
 Property Class: 401 6066 W DONALD DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE					7000	100		7,000
120 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =								7,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.76	768	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Forced Warm Air
 Ground Area = 928 SF Floor Area = 928 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	672		
Addition	Siding	Crawl	256		
			Total:	66,188	23,164

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical 136 1,232 431

Plumbing

Average Fixture(s) 1 939 329

Porches

WSEP (1 Story) 112 4,044 1,415

Garages

Class: D Exterior: Pole (Unfinished)
 Base Cost 728 11,677 4,087

Water/Sewer

Public Sewer 1 1,452 508
 Water Well, 50 Feet 1 2,216 776

Built-Ins

Appliance Allow. 1 3,016 1,056

Local Cost Items

SANITARY SEWER 1 0 0 *94% Good

Totals: 90,764 31,766

Notes:

ECF (430 LAKE ESTATES) 0.500 => TCV: 15,883

2019 Est. T.C.V. 009-430-045-00 = 23,833

Est. TCV/Total Floor Area = 25.68, Most recent sale 12/01/1997 for 17,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,000	14,000	14,000	12,708	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,100	0	0	-808	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,900	11,900	11,900	13,012	11,900	0	

009-430-046-00 2019 Est. T.C.V. PETERSON DAWN L
 Property Class: 401 6094 DONALD DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
120 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =								7,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	840	71	2,618
Total Estimated Land Improvements True Cash Value =				2,618

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1032 SF Floor Area = 1032 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	1,032		
			Total:	84,817	55,132

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	506
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Porches

WGEP (1 Story)	304	12,637	8,214
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Deck

Treated Wood	72	1,554	1,010
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Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 960 22,013 14,308

Water/Sewer

Public Sewer	1	892	580
Water Well, 100 Feet	1	4,178	2,716

Built-Ins

Appliance Allow.	1	1,243	808
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Fireplaces

Exterior 1 Story	1	3,770	2,450
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Local Cost Items

SANITARY SEWER	1	0	0	*89% Good
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Totals: 131,882 85,724

Notes:

ECF (430 LAKE ESTATES) 0.880 => TCV: 75,437

2019 Est. T.C.V. 009-430-046-00 = 85,055

Est. TCV/Total Floor Area = 82.42

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,800	35,800	35,800	28,237	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,700	0	0	677	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,500	42,500	42,500	28,914	28,914	28,914	

009-430-047-00 2019 Est. T.C.V. LERG DONALD R & KATHI
 Property Class: 401 6112 W DONALD DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	7000				7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	286	0	0
Wood Frame	24.51	80	94	1,843
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 =				2,793

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1224 SF Floor Area = 1224 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	1,224		
			Total:	121,231	78,799

Other Additions/Adjustments

Plumbing

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

Porches

WCP (1 Story)	48	2,287	1,487
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Deck

Treated Wood	120	2,236	1,968	*88% Good
Treated Wood	168	2,802	2,494	*89% Good

Garages

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

Base Cost	832	29,519	19,187
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
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Local Cost Items

SANITARY SEWER	1	0	0	*88% Good
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Totals: 167,986 110,376

Notes:

ECF (430 LAKE ESTATES) 0.880 => TCV: 97,131

2019 Est. T.C.V. 009-430-047-00 = 106,924

Est. TCV/Total Floor Area = 87.36

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
47,200	47,200	47,200	36,845	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,300	0	0	884	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,500	53,500	53,500	37,729	37,729	37,729	

009-430-048-00 2019 Est. T.C.V. BELL MICHAEL G & BRENDA K
Property Class: 401 6132 W DONALD DR
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
* Factors * LOT 48 & 1/2 LOT 49

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	\$7000				7000	100		7,000
<Site Value C> SITE	\$3000				3000	100		3,000
150 Actual Front Feet, 0.52 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	950	74	3,515
Total Estimated Land Improvements True Cash Value =				3,515

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1977

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1056 SF Floor Area = 1056 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,056		
Total:				121,110	84,776

Other Additions/Adjustments

Plumbing
Average Fixture(s) 1 1,120 784

Porches
WPP 80 2,043 1,430
WPP 96 2,159 1,511

Garages
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 358 13,736 9,615

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

Local Cost Items
SANITARY SEWER 1 0 0 *94% Good

Totals: 147,808 103,464

Notes:

ECF (430 LAKE ESTATES) 0.880 => TCv: 91,048

2019 Est. T.C.V. 009-430-048-00		=	104,563
Est. TCv/Total Floor Area = 99.02, Most recent sale 10/01/2002 for 79,900			
2018 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
48,100	48,100	48,100	40,051 2.40
2019	New Eq.	Adjustment	Loss Additions Tax Adjustment Losses
0	4,200	0	0 961 0
2019 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
52,300	52,300	52,300	41,012 41,012 41,012

009-430-049-00 2019 Est. T.C.V. WILSON BILLY D & DONNA M
 Property Class: 401 6170 W DONALD DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> SITE					3000	100		3,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	60	80	225
Total Estimated Land Improvements True Cash Value =				225

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1990

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

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

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			720	17,662	15,013
Totals:				17,662	15,013

Notes:

ECF (430 LAKE ESTATES) 0.880 => TCV: 13,211

2019 Est. T.C.V. 009-430-049-00					=	16,436
Est. TCV/Total Floor Area =	0.00,	Most recent sale 08/01/1996 for 52,000				
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,300	8,300	8,300	4,671	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-100	0	112	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,200	8,200	8,200	4,783	4,783	0	

009-430-050-00 2019 Est. T.C.V. WILSON BILLY D & DONNA M
 Property Class: 401 6170 W DONALD DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	7000				7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	372	46	751
Wood Frame	17.76	96	45	767
Total Estimated Land Improvements True Cash Value =				1,518

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1974

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1152 SF Floor Area = 1152 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,152		
			Total:	92,819	60,333

Other Additions/Adjustments

Plumbing	Average Fixture(s)			
	1	778		506

Porches				
CSEP (1 Story)	288	6,840		4,446

Garages

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

Base Cost	624	15,588	10,132
Common Wall: 1/2 Wall	1	-876	-569

Water/Sewer

Public Sewer	1	892	580
Water Well, 100 Feet	1	4,178	2,716

Built-Ins

Appliance Allow.	1	1,243	808
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 121,462 78,952

Notes:

ECF (430 LAKE ESTATES) 0.600 => TCV: 47,371

2019 Est. T.C.V. 009-430-050-00 = 55,889

Est. TCV/Total Floor Area = 48.51

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,600	26,600	26,600	20,902	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	0	501	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,900	27,900	27,900	21,403	21,403	0	

009-430-051-00 2019 Est. T.C.V. SOLTOW JACK D TRUST
 Property Class: 401 6188 DONALD DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE					7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								7,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	1240	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Wall Furnace
 Ground Area = 1440 SF Floor Area = 1440 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	1440		
			Total:	67,878	23,757

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical 168 1,448 507

Porches

WCP (1 Story) 60 2,449 857

Garages

Class: C Exterior: Pole (Unfinished)
 Base Cost 576 12,684 4,439

Water/Sewer

Public Sewer 1 1,134 397
 Water Well, 100 Feet 1 4,407 1,542

Deck

w/Roof (Roof portion) 1440 16,574 5,801

Local Cost Items

SANITARY SEWER 1 0 0 *94% Good

Totals: 106,574 37,300

Notes: 1971 GLEN ARVIN MHD

ECF (430 LAKE ESTATES) 0.500 => TCV: 18,650

2019 Est. T.C.V. 009-430-051-00 = 26,600

Est. TCV/Total Floor Area = 18.47, Most recent sale 06/02/2005 for 45,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,900	14,900	14,900	13,432	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,600	0	0	-132	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,300	13,300	13,300	13,754	13,300	0	

009-430-053-00	2019 Est. T.C.V.	WILSON BILLY D & DONNA M
Property Class: 402		CHARLES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> SITE	\$3000				3000	100	1/2 OF LOT 53	3,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	3,000

2019 Est. T.C.V. 009-430-053-00 = 3,000

Est. TCV/Total Floor Area = 2.08, Most recent sale 07/01/1998 for 3,750

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
1,500	1,500	1,500	926	2.40			
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	22	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
1,500	1,500	1,500	948	948	0		

009-430-053-50 2019 Est. T.C.V. REYNOLDS REBA M TRUST
Property Class: 401 1695 BARBARA DR
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
* Factors * LOT 52 * 1/2 OF 53
Description Frontage Depth Front Depth Rate %Adj. Reason Value
<Site Value A> SITE \$9000 9000 100 9,000
150 Actual Front Feet, 0.52 Total Acres Total Est. Land Value = 9,000

Land Improvement Cost Estimates
Description Rate Size % Good Cash Value
D/W/P: 4in Ren. Conc. 5.57 1000 0 0
Wood Frame 21.80 80 95 1,657
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 = 2,607

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

(11) Heating System: Forced Air w/o Ducts
Ground Area = 1456 SF Floor Area = 1456 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,456		
			Total:	122,684	106,736

Other Additions/Adjustments

Plumbing	Average Fixture(s)	1	933	812
	3 Fixture Bath	1	2,929	2,548

Deck	Treated Wood	64	1,503	1,308
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Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 576 22,355 17,213 *77% Good

Water/Sewer

Public Sewer	1	1,006	875
Water Well, 100 Feet	1	4,280	3,724

Built-Ins

Appliance Allow.	1	1,467	1,276
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Breezeways

Frame Wall	80	3,640	3,167
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Local Cost Items

SANITARY SEWER	1	0	0	*83% Good
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Totals: 160,797 137,659

Notes:

ECF (430 LAKE ESTATES) 0.600 => TCV: 82,595

2019 Est. T.C.V. 009-430-053-50 = 94,202

Est. TCV/Total Floor Area = 64.70

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
45,600	45,600	45,600	38,127	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	0	915	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,100	47,100	47,100	39,042	39,042	39,042	

009-430-054-00	2019 Est. T.C.V.	WILSON BILLY D & DONNA M
Property Class: 402		CHARLES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE					7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	7,000

2019 Est. T.C.V. 009-430-054-00 = 7,000

Est. TCV/Total Floor Area = 4.81

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	1,866	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	44	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	1,910	1,910	0	

009-430-055-00 2019 Est. T.C.V. DORLAND JOHN H & MARILYN
 Property Class: 401 6133 CHARLES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	7000				7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	1800	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1092 SF Floor Area = 1092 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,092		
			Total:	109,582	98,625

Other Additions/Adjustments

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

Porches					
CPP	30	634	571		

Garages

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

Base Cost	676	21,078	18,970
Common Wall: 1 Wall	1	-2,038	-1,834
Door Opener	2	830	747

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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Breezeways

Frame Wall	80	4,178	3,760
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Local Cost Items

SANITARY SEWER	1	0	0	*91% Good
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Totals: 143,024 128,723

Notes:

ECF (430 LAKE ESTATES) 0.880 => TCV: 113,276

2019 Est. T.C.V. 009-430-055-00 = 122,776

Est. TCV/Total Floor Area = 112.43, Most recent sale 12/01/2001 for 81,300

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,200	55,200	55,200	39,238	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,200	0	941	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
61,400	61,400	61,400	40,179	40,179	40,179	

009-430-056-00 2019 Est. T.C.V. ENGLER WILLIAM J
 Property Class: 401 6111 W CHARLES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	7000				7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	50	500
Total Estimated Land Improvements True Cash Value =				500

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1056 SF Floor Area = 1056 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,056		
			Total:	115,059	82,847

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,120	806		

Porches					
WSEP (1 Story)	144	6,019	4,334		

Deck					
Treated Wood	612	6,542	4,710		

Garages

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

Base Cost	480	16,646	11,985
Common Wall: 1 Wall	1	-2,038	-1,467

Water/Sewer

Public Sewer	1	1,134	816
Water Well, 100 Feet	1	4,407	3,173

Built-Ins

Appliance Allow.	1	2,099	1,511
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 150,988 108,715

Notes:

ECF (430 LAKE ESTATES) 0.880 => TCV: 95,669

2019 Est. T.C.V. 009-430-056-00 = 103,169

Est. TCV/Total Floor Area = 97.70, Most recent sale 09/17/2015 for 68,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
47,700	47,700	47,700	47,470	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	0	1,139	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
51,600	51,600	51,600	48,609	48,609	48,609	

009-430-057-00 2019 Est. T.C.V. TAYLOR CLIFFORD W & DAWN A
 Property Class: 401 6089 W CHARLES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE					7000	100		7,000
120 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	7,000

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1809 SF Floor Area = 1809 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	1,809		
			Total:	134,150	114,027

Other Additions/Adjustments

Plumbing

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

Deck

Treated Wood	198	2,982	2,535
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Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 864 20,028 17,024

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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Local Cost Items

SANITARY SEWER	1	0	0	*80% Good
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Totals: 166,714 141,707

Notes:

ECF (430 LAKE ESTATES) 0.600 => TCV: 85,024

2019 Est. T.C.V. 009-430-057-00 = 92,024

Est. TCV/Total Floor Area = 50.87, Most recent sale 08/01/1999 for 65,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,100	42,100	42,100	34,821	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	0	835	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,000	46,000	46,000	35,656	35,656	35,656	

009-430-058-00 2019 Est. T.C.V. CHAMPLIN BRUCE & PATRICIA
 Property Class: 401 1696 S KATHLEEN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	7000				7000	100		7,000
120 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	7,000

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 896 SF Floor Area = 896 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	896		
			Total:	93,547	56,128

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1		933		560

Porches					
WCP (1 Story)	40		1,894		1,136
CGEP (1 Story)	72		4,087		2,452

Deck					
Treated Wood	80		1,679		1,007

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

Built-Ins					
Appliance Allow.	1		1,467		880

Local Cost Items					
SANITARY SEWER	1		0		0 *94% Good

Totals: 108,893 65,335

Notes:

ECF (430 LAKE ESTATES) 0.880 => TCV: 57,495

2019 Est. T.C.V. 009-430-058-00 = 64,495

Est. TCV/Total Floor Area = 71.98, Most recent sale 05/05/2017 for 64,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
28,000	28,000	28,000	28,000	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,200	0	672	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,200	32,200	32,200	28,672	28,672	28,672

009-440-001-00 2019 Est. T.C.V. BUCKLEY LAURA
 Property Class: 401 7229 W WHITE BIRCH AVE
 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 H 1400/FF	60.00	170.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								84,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.88	100	45	985
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				1,925

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1520 SF Floor Area = 1520 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	1,520		
			Total:	146,639	102,648

Other Additions/Adjustments

Plumbing	Quantity	Unit Cost	Total Cost
Average Fixture(s)	1	1,120	784

Porches	Quantity	Unit Cost	Total Cost
WGEP (1 Story)	488	24,254	16,978
CCP (1 Story)	25	642	449

Water/Sewer	Quantity	Unit Cost	Total Cost
Public Sewer	1	1,134	794
Water Well, 50 Feet	1	2,038	1,427

Garages	Quantity	Unit Cost	Total Cost
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	1195	32,205	22,543

Local Cost Items	Quantity	Unit Cost	Total Cost	Quality
SANITARY SEWER	1	0	0	*91% Good

Totals: 208,032 145,623

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 189,310

2019 Est. T.C.V. 009-440-001-00 = 275,235

Est. TCV/Total Floor Area = 181.08

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
126,100	126,100	126,100	92,435	2.40	0	11,500	0	0	2,218	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT					
137,600	137,600	137,600	94,653	94,653	94,653					

009-440-002-00 2019 Est. T.C.V. BENEDICT DAVID & BENEDICT JAMES &
 Property Class: 401 7219 W WHITE BIRCH AVE
 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 H 1400/FF	60.00	182.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								84,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	320	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+S Cls C Blt 1975

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1556 SF Floor Area = 1556 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	1,556		
			Total:	156,652	101,823

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,120	728

Porches					
CCP (1 Story)			122	2,561	1,665

Deck					
Treated Wood			280	3,923	2,550

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			463	16,256	10,566
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

Exterior 1 Story			1	4,942	3,212
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Local Cost Items

SANITARY SEWER			1	0	0	*91% Good
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Totals: 192,490 125,118

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 162,653

2019 Est. T.C.V. 009-440-002-00 = 247,593

Est. TCV/Total Floor Area = 159.12

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
118,000	118,000	118,000	97,299	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,800	0	0	2,335	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
123,800	123,800	123,800	99,634	99,634	0	

009-440-003-00 2019 Est. T.C.V. CLINE ROBERT W & NANCY LIVING TRUST
 Property Class: 401 7207 W WHITE BIRCH AVE
 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 H 1400/FF	62.00	221.00	0.9902	1.0000	1400	100		85,950
62 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =								85,950

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	120	84	504
Wood Frame	21.25	120	45	1,147
Total Estimated Land Improvements True Cash Value =				1,651

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 2024 SF Floor Area = 2024 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	2,024		
Total:				199,022	159,217

Other Additions/Adjustments

Plumbing

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

Deck

Treated Wood	268	3,811	3,049
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Garages

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

Base Cost	576	18,824	15,059
Common Wall: 2 Wall	1	-4,076	-3,261
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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Fireplaces

Exterior 1 Story	1	4,942	3,954
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 235,223 188,178

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 244,631

2019 Est. T.C.V. 009-440-003-00 = 332,232

Est. TCV/Total Floor Area = 164.15, Most recent sale 10/27/2005 for 310,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
151,900	151,900	151,900	140,684	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	14,200	0	0	3,376	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
166,100	166,100	166,100	144,060	144,060	144,060	

009-440-004-00 2019 Est. T.C.V. CLEMENTS RALPH A & GAIL A
 Property Class: 401 7199 W WHITE BIRCH AVE
 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 H 1400/FF	70.00	269.00	0.9548	1.0000	1400	100		93,571
70 Actual Front Feet, 0.43 Total Acres Total Est. Land Value =								93,571

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.25	120	84	2,142
Total Estimated Land Improvements True Cash Value =				2,142

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1976

(11) Heating System: Forced Hot Water
 Ground Area = 1073 SF Floor Area = 1610 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	1,073		
Total:				145,604	103,379

Other Additions/Adjustments

Plumbing

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

Deck

Treated Wood		60	1,486	1,055
Treated Wood		348	4,517	3,207

Garages

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

Base Cost		720	19,850	15,284	*77% Good
Common Wall: 1 Wall		1	-1,684	-1,297	

Water/Sewer

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

Fireplaces

Exterior 2 Story		1	6,089	4,323
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Porches

WPP		24	965	685
WPP		24	965	685

Breezeways

Frame Wall		240	12,535	8,900
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Local Cost Items

SANITARY SEWER		1	0	0	*91% Good
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Totals: 200,513 143,453

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 186,489

2019 Est. T.C.V. 009-440-004-00 = 282,202

Est. TCV/Total Floor Area = 175.28, Most recent sale 09/01/2002 for 190,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
129,800	129,800	129,800	114,350	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	11,300	0	2,744	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
141,100	141,100	141,100	117,094	117,094	117,094	

009-440-005-00 2019 Est. T.C.V. VANLAAN TAMMY S TRUST
 Property Class: 401 7189 W WHITE BIRCH AVE
 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 H 1400/FF	73.00	262.00	0.9429	1.0000	1400	100		96,361
73 Actual Front Feet, 0.44 Total Acres Total Est. Land Value =								96,361

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	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 10 Blt 1983

(11) Heating System: Forced Heat & Cool
 Ground Area = 1196 SF Floor Area = 1794 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	1,196		
			Total:	181,218	135,918

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
Separate Shower	1	1,032	774

Deck

Treated Wood	461	5,431	4,073
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Garages

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

Base Cost	576	22,654	16,990
Common Wall: 1.5 Wall	1	-3,057	-2,293
Door Opener	1	415	311

Water/Sewer

Public Sewer	1	1,134	850
Water Well, 50 Feet	1	2,038	1,528

Built-Ins

Appliance Allow.	1	2,099	1,574
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Fireplaces

Exterior 1 Story	1	4,942	3,706
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Porches

CCP (1 Story)	24	917	844	*92% Good
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Local Cost Items

SANITARY SEWER	1	0	0	*93% Good
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Totals: 225,827 169,528

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 220,386

2019 Est. T.C.V. 009-440-005-00 = 318,647

Est. TCV/Total Floor Area = 177.62, Most recent sale 05/18/2016 for 315,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
146,900	146,900	146,900	146,513	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,400	0	0	3,516	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
159,300	159,300	159,300	150,029	150,029	0	

009-440-006-00 2019 Est. T.C.V. URBANSKI TODD D & JANE E
Property Class: 401 7179 W WHITE BIRCH AVE
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 H 1400/FF	64.00	227.00	0.9808	1.0000	1400	100		87,882
64 Actual Front Feet, 0.33 Total Acres Total Est. Land Value =								87,882

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	23.44	70	0	0
Fencing: Wd, Picket, 30-40	10.44	32	0	0
D/W/P: 4in Ren. Conc.	6.21	360	0	0
D/W/P: 4in Concrete	5.29	333	0	0
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	95	2,375
Total Estimated Land Improvements True Cash Value =				3,650

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1971

(11) Heating System: Forced Heat & Cool
Ground Area = 1177 SF Floor Area = 1471 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,177		
Total:				150,772	113,069

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,120	840
Porches					
WPP			57	1,705	1,279
WPP			567	7,201	5,401
Deck					
Treated Wood			428	5,175	3,881
Balcony					
Wood Balcony			40	1,237	928
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			501	15,356	11,517
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
Fireplaces					
Prefab 2 Story			1	2,405	1,804
Local Cost Items					
SANITARY SEWER			1	0	0 *87% Good
Totals:				192,611	144,448

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 187,782

2019 Est. T.C.V. 009-440-006-00 = 279,314						
Est. TCV/Total Floor Area = 189.88, Most recent sale 10/22/2010 for 33,000						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
130,900	130,900	130,900	114,041	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,800	0	0	2,736	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
139,700	139,700	139,700	116,777	116,777	0	

009-440-007-00 2019 Est. T.C.V. KLOOSTERMAN LON ERIC & NANCY JOY
 Property Class: 401 7169 W WHITE BIRCH AVE
 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 H 1400/FF	60.00	205.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								84,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	624	0	0
Wood Frame	26.62	64	50	852
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 =				1,802

Cost Est. for Res. Bldg: 1 A-Frame 1.25S Cls Good Blt 1974

(11) Heating System: Electric Wall Heat
 Ground Area = 897 SF Floor Area = 1121 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	897		
			Total:	95,599	62,137

Other Additions/Adjustments

Plumbing
 Average Fixture(s) 1 1,120 728

Porches
 CGEP (1 Story) 57 3,915 2,545

Deck
 Treated Wood 160 2,714 1,764

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 520 17,576 11,424

Water/Sewer

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

Local Cost Items

SANITARY SEWER 1 0 0 *87% Good

Totals: 124,096 80,660

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 104,858

2019 Est. T.C.V. 009-440-007-00 = 190,660

Est. TCV/Total Floor Area = 170.08, Most recent sale 03/04/2005 for 165,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
74,100	74,100	74,100	62,943	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	21,200	0	0	1,510	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
95,300	95,300	95,300	64,453	64,453	0

009-440-008-00 2019 Est. T.C.V. TOBE THOMAS J & JANET S
 Property Class: 401 7159 W WHITE BIRCH AVE
 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 H 1400/FF	60.00	179.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								84,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	700	0	0
Wood Frame	24.51	80	50	980
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,480

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1975

(11) Heating System: Electric Baseboard
 Ground Area = 1232 SF Floor Area = 1862 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	840		
1 Story	Siding	Crawl Space	392		
			Total:	170,006	119,021

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	784
3 Fixture Bath	1	3,525	2,467

Porches

WCP (1 Story)	180	5,683	3,978
WCP (1 Story)	288	7,356	5,149
CCP (1 Story)	200	3,992	2,794

Deck

Treated Wood	114	2,150	1,505
Treated Wood	84	1,769	1,238
w/Roof (Roof portion)	140	1,880	1,316

Garages

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

Base Cost	480	14,899	10,429
Door Opener	1	415	290

Water/Sewer

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

Fireplaces

Exterior 1 Story	1	4,942	3,459
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Local Cost Items

SANITARY SEWER	1	0	0	*91% Good
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Totals: 220,909 154,651

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCv: 201,046

2019 Est. T.C.V. 009-440-008-00 = 288,526

Est. TCv/Total Floor Area = 154.95, Most recent sale 09/10/2004 for 224,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
130,200	130,200	130,200	113,388	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
6,300	8,100	300	6,300	2,715	261	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
144,300	144,300	144,300	122,142	122,142	0	

009-440-009-00 2019 Est. T.C.V. MORRIS EDWARD H JR
 Property Class: 401 7149 W WHITE BIRCH AVE
 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 H 1400/FF	60.00	140.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								84,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	716	0	0
D/W/P: Brick on Sand	13.67	262	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 Blt 1972

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 768 SF Floor Area = 1344 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	768		
			Total:	119,271	77,524

Other Additions/Adjustments

Plumbing

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

Porches

WCP (1 Story)	240	6,773	4,402
WPP	144	2,847	1,851
WCP (1 Story)	112	3,960	2,574

Deck

Treated Wood	140	2,488	1,617
w/Roof (Roof portion)	154	2,048	1,331

Garages

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

Base Cost	616	17,728	11,523
Door Opener	1	415	270

Water/Sewer

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

Fireplaces

Exterior 2 Story	1	6,089	3,958
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Local Cost Items

SANITARY SEWER	1	0	0	*91% Good
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Totals: 169,436 110,131

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCv: 143,170

2019 Est. T.C.V. 009-440-009-00 = 231,920

Est. TCv/Total Floor Area = 172.56

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
107,500	107,500	107,500	76,864	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,500	0	0	1,844	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
116,000	116,000	116,000	78,708	78,708	78,708	

009-440-010-00 2019 Est. T.C.V. AYOTTE TODD & LISA
 Property Class: 401 7139 W WHITE BIRCH AVE
 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 H 1400/FF	50.00	118.00	1.0562	1.0000	1400	100		73,935
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								73,935

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	551	0	0
D/W/P: Brick on Sand	13.67	86	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 10 Blt 1974

(11) Heating System: Forced Heat & Cool
 Ground Area = 1388 SF Floor Area = 2326 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	900		
2 Story	Siding	Crawl Space	488		
			Total:	227,938	159,548

Other Additions/Adjustments

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)	54	1,223	856
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Balcony

Wood Balcony	48	1,484	1,039
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Garages

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

Base Cost	440	15,704	10,993
Storage Over Garage	220	2,295	1,606

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

Prefab 2 Story	1	2,405	1,683
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Deck

Treated Wood	993	9,781	6,847
Treated Wood	18	624	437

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good
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Totals: 273,729 191,601

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 249,081

2019 Est. T.C.V. 009-440-010-00 = 325,391

Est. TCV/Total Floor Area = 139.89, Most recent sale 10/19/2018 for 390,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
116,500	116,500	116,500	92,239	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
32,000	14,200	32,000	38,461	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
162,700	162,700	162,700	126,452	162,700	0

Parcel Number: 009-440-010-00

Page: 2

009-440-011-00 2019 Est. T.C.V. LEE CARL
 Property Class: 401 7129 W WHITE BIRCH AVE
 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 H 1400/FF	50.00	124.00	1.0562	1.0000	1400	100		73,935
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								73,935

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	325	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1973

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1616 SF Floor Area = 2032 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	832		
1+ Story	Siding	Crawl Space	624		
1 Story	Siding	Crawl Space	160		
Total:				190,933	133,677

Other Additions/Adjustments

Plumbing

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

Deck

Treated Wood	536	5,998	4,199
Treated Wood	60	1,486	1,040

Garages

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

Base Cost	624	19,893	13,925
Common Wall: 1/2 Wall	1	-1,019	-713

Water/Sewer

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

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good
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Totals: 226,311 158,442

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCv: 205,975

2019 Est. T.C.V. 009-440-011-00				=	282,285
Est. TCv/Total Floor Area = 138.92, Most recent sale 06/01/2016 for 260,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
128,500	128,500	128,500	127,931	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,600	0	0	3,070	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
141,100	141,100	141,100	131,001	131,001	131,001

009-440-012-00 2019 Est. T.C.V. KOCH KIMBERLY & DAN
 Property Class: 401 7119 W WHITE BIRCH AVE
 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 H 1400/FF	50.00	125.00	1.0562	1.0000	1400	100		73,935
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								73,935

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	102	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C Blt 1972

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 792 SF Floor Area = 1584 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	792		
			Total:	137,882	89,624

Other Additions/Adjustments

Plumbing

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

Porches

CGEP (1 Story)	80	4,963	3,226
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Deck

Treated Wood	96	1,901	1,236
Treated Wood	264	3,773	2,452
Treated Wood	112	2,120	1,378

Balcony

Wood Balcony	24	742	482
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Garages

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

Base Cost	528	19,488	12,667
Storage Over Garage	528	5,507	3,580
Door Opener	1	415	270

Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,364
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Fireplaces

Exterior 2 Story	1	6,089	3,958
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Local Cost Items

SANITARY SEWER	1	0	0	*87% Good
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Totals: 192,796 125,318

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 162,913

2019 Est. T.C.V. 009-440-012-00 = 237,798

Est. TCV/Total Floor Area = 150.13, Most recent sale 04/15/2015 for 184,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
108,000	108,000	108,000	97,146	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,900	0	0	2,331	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
118,900	118,900	118,900	99,477	99,477	99,477	

009-440-013-00 2019 Est. T.C.V. STEPHENS WILLIAM J & REGINA M
 Property Class: 401 7109 W WHITE BIRCH AVE
 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 H 1400/FF	50.00	125.00	1.0562	1.0000	1400	100		73,935
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								73,935

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	32.57	60	0	0
D/W/P: 4in Ren. Conc.	6.21	708	0	0
D/W/P: 3.5 Concrete	5.00	468	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 1992

(11) Heating System: Forced Heat & Cool
 Ground Area = 1152 SF Floor Area = 2122 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	816		
1 Story	Siding	Crawl Space	336		
1 Story	Siding	Overhang	358		
Total:				195,118	146,351

Other Additions/Adjustments

Exterior
 Brick Veneer 160 2,086 1,564

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

Porches
 WPP 28 1,126 844

Deck
 Treated Wood 460 5,423 4,067
 Treated Wood 196 3,097 2,323

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)
 Base Cost 528 21,326 15,994
 Common Wall: 1 Wall 1 -2,038 -1,528
 Door Opener 1 415 311

Water/Sewer
 Public Sewer 1 1,134 850
 Water Well, 50 Feet 1 2,038 1,528

Built-Ins
 Appliance Allow. 1 2,099 1,574

Fireplaces
 Prefab 2 Story 1 2,405 1,804

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

Totals: 241,233 180,935

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 235,216

2019 Est. T.C.V. 009-440-013-00 = 313,901

Est. TCV/Total Floor Area = 147.93, Most recent sale 08/28/2018 for 328,000

2018 Assessed MBOR S.E.V. Base for Cap C.P.I.
 164,700 164,700 164,700 137,376 2.40

2019 New Eq. Adjustment Loss Additions Tax Adjustment Losses

2,100	-9,800	0	2,100	17,524	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
157,000	157,000	157,000	142,773	157,000	0

009-440-014-00	2019 Est. T.C.V.	JOHNSTON MICHAEL & CHRISTINA
Property Class: 401		7099 W WHITE BIRCH AVE
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 H 1400/FF	50.00	122.00	1.0562	1.0000	1400	100		73,935
50 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value = 73,935

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.66	336	0	0
D/W/P: 3.5 Concrete	4.68	132	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1971

(11) Heating System: Electric Baseboard
 Ground Area = 840 SF Floor Area = 1260 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	840		
Total:				99,250	64,512

Other Additions/Adjustments

Plumbing

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

Porches

WPP	96	1,934	1,257
WPP	336	3,790	2,463

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	440	12,452	8,094

Water/Sewer

Public Sewer	1	1,006	654
Water Well, 100 Feet	1	4,280	2,782

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	*93% Good
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Totals: 130,649 84,921

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 110,398

2019 Est. T.C.V. 009-440-014-00 = 185,283

Est. TCV/Total Floor Area = 147.05, Most recent sale 02/16/2018 for 230,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
89,700	89,700	89,700	74,821	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	0	1,795	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
92,600	92,600	92,600	76,616	76,616	0	

009-440-015-00 2019 Est. T.C.V. MCGLONE WILLIAM A & KATHLEEN A
 Property Class: 401 7087 W WHITE BIRCH AVE
 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 H 1400/FF	50.00	109.00	1.0562	1.0000	1400	100		73,935
50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								73,935

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	32.57	128	0	0
D/W/P: 4in Ren. Conc.	6.21	364	0	0
Wood Frame	29.78	19	94	532

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 =				2,907

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C 10 Blt 1999

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1080 SF Floor Area = 1080 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,080		
Total:				119,372	107,428

Other Additions/Adjustments

Plumbing

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

Porches

WCP (1 Story)	66	2,855	2,569
WPP	94	2,150	1,935
WCP (1 Story)	73	3,048	2,743
WPP	36	1,331	1,198
WPP	48	1,539	1,385
CCP (1 Story)	105	2,228	2,005

Garages

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

Base Cost	630	20,034	18,031
Door Opener	1	415	373

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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Deck

Treated Wood	24	832	749
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Local Cost Items

SANITARY SEWER	1	0	0	*91% Good
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Totals: 166,089 149,472

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.100 => TCV: 164,419

2019 Est. T.C.V. 009-440-015-00 = 241,261

Est. TCV/Total Floor Area = 223.39, Most recent sale 12/29/2009 for 195,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
112,300	112,300	112,300	94,254	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,300	0	0	2,262	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
120,600	120,600	120,600	96,516	96,516	0	

009-440-016-00 2019 Est. T.C.V. FRAZIER MICHAEL S & DIANE L
 Property Class: 401 7079 W WHITE BIRCH AVE
 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 H 1400/FF	65.00	104.00	0.9763	1.0000	1400	100		88,841
65 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								88,841

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl,Picket,36-48	18.93	40	0	0
D/W/P: 4in Ren. Conc.	6.21	380	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 10 Blt 1991

(11) Heating System: Forced Heat & Cool
 Ground Area = 1435 SF Floor Area = 2022 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,175		
1 Story	Siding	Crawl Space	260		
			Total:	203,912	163,111

Other Additions/Adjustments

Plumbing

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

Porches

CCP (1 Story)	40	957	766
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Garages

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

Base Cost	696	25,996	20,797
Common Wall: 1.5 Wall	1	-3,057	-2,446
Door Opener	1	415	332

Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,679
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Fireplaces

Exterior 2 Story	1	6,089	4,871
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Local Cost Items

SANITARY SEWER	1	0	0	*81% Good
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Totals: 246,597 197,259

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 256,437

2019 Est. T.C.V. 009-440-016-00 = 347,178

Est. TCV/Total Floor Area = 171.70, Most recent sale 07/01/2000 for 265,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
157,700	157,700	157,700	133,217	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,900	0	0	3,197	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
173,600	173,600	173,600	136,414	136,414	0	

009-440-017-00 2019 Est. T.C.V. VERTALKA STEVEN J & NANCY J
 Property Class: 401 7069 W WHITE BIRCH AVE
 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 H 1400/FF	60.00	130.68	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								84,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	360	0	0
Wood Frame	26.62	64	50	852
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 =				1,802

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C-10 Blt 1967

(11) Heating System: Wall/Floor Furnace
 Ground Area = 856 SF Floor Area = 1000 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	576		
1 Story	Siding	Crawl Space	280		
			Total:	87,952	52,777

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,120	672		
Porches					
WPP	360	4,597	2,758		
WCP (1 Story)	144	4,836	2,902		
Balcony					
Wood Balcony	32	989	593		
Water/Sewer					
Public Sewer	1	1,134	680		
Water Well, 100 Feet	1	4,407	2,644		
Built-Ins					
Appliance Allow.	1	2,099	1,259		
Fireplaces					
Exterior 1 Story	1	4,942	2,965		
Local Cost Items					
SANITARY SEWER	1	0	0		*87% Good
Totals:				112,076	67,250

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 87,425

2019 Est. T.C.V. 009-440-017-00 = 173,227

Est. TCV/Total Floor Area = 173.23

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
84,800	84,800	84,800	70,468	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	0	1,691	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,600	86,600	86,600	72,159	72,159	0	

009-440-018-00 2019 Est. T.C.V. SMITH JAMES S & COLLEEN A
 Property Class: 401 7059 W WHITE BIRCH AVE
 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 H 1400/FF	60.00	187.31	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								84,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	64	94	282
Wood Frame	18.72	126	95	2,241
Total Estimated Land Improvements True Cash Value =				2,523

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 768 SF Floor Area = 768 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	768		
Total:				71,121	49,785

Other Additions/Adjustments

Plumbing	Average Fixture(s)			
	1	933		653

Deck	Treated Wood			
	240	3,463		2,424

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)	Base Cost			
	576	15,022		10,515

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

Fireplaces

Exterior 1 Story				
	1	4,331		3,032

Porches

WPP				
	20	758		531

Local Cost Items

SANITARY SEWER					
	1	0		0	*87% Good

Totals: 102,381 71,667

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 93,167

2019 Est. T.C.V. 009-440-018-00 = 179,690

Est. TCV/Total Floor Area = 233.97

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
87,300	87,300	87,300	76,336	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,500	0	0	1,832	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,800	89,800	89,800	78,168	78,168	0	

009-440-019-00 2019 Est. T.C.V. OSBORNE JOYCE E
 Property Class: 401 7049 W WHITE BIRCH AVE
 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 H 1400/FF	72.00	206.91	0.9468	1.0000	1400	100		95,435
72 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								95,435

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	21.86	24	0	0
D/W/P: 4in Concrete	4.92	1051	0	0
D/W/P: 4in Concrete	4.92	132	0	0
D/W/P: Patio Blocks	10.83	54	0	0
D/W/P: Asphalt Paving	2.19	600	0	0
Wood Frame	25.55	48	50	613
Wood Frame	19.92	96	50	956

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 =				3,944

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1972

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 982 SF Floor Area = 1174 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	114		
1 Story	Siding	Crawl Space	100		
			Total:	105,449	68,543

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	606
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Deck

Treated Wood	352	4,449	2,892
Treated Wood	248	3,536	2,298
Treated Wood	84	1,728	1,123
w/Roof (Roof portion)	132	1,620	1,053

Garages

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

Base Cost	672	16,793	10,915
Door Opener	1	368	239

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	*88% Good
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Totals: 141,629 92,059

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 119,677

2019 Est. T.C.V. 009-440-019-00 = 219,056

Est. TCV/Total Floor Area = 186.59

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
106,400	106,400	106,400	88,034	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	0	2,112	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
109,500	109,500	109,500	90,146	90,146	90,146	

009-440-020-00 2019 Est. T.C.V. BEIG SALEEM & IRENE L
 Property Class: 401 7039 W WHITE BIRCH AVE
 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 H 1400/FF	66.00	214.50	0.9718	1.0000	1400	100		89,795
66 Actual Front Feet, 0.33 Total Acres Total Est. Land Value =								89,795

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	1104	78	4,306
Total Estimated Land Improvements True Cash Value =				4,306

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 10 Blt 2004

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 936 SF Floor Area = 2232 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	936		
1 Story	Siding	Overhang	360		
Total:				200,553	184,534

Other Additions/Adjustments

Exterior					
Brick Veneer		384	5,007	4,606	
Plumbing					
Average Fixture(s)		1	1,120	1,030	
3 Fixture Bath		1	3,525	3,243	
Porches					
CCP (1 Story)		48	1,104	1,038	*94% Good
WGEP (1 Story)		340	16,997	16,487	*97% Good
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost		576	22,654	21,295	*94% Good
Common Wall: 1 Wall		1	-2,038	-1,916	
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		528	15,914	12,254	*77% Good
Water/Sewer					
Public Sewer		1	1,134	1,043	
Water Well, 100 Feet		1	4,407	4,054	
Built-Ins					
Appliance Allow.		1	2,099	1,931	
Deck					
Composite		300	4,299	4,213	*98% Good
Local Cost Items					
SANITARY SEWER		1	0	0	*93% Good
Totals:			276,775	253,812	

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 329,956

2019 Est. T.C.V. 009-440-020-00		=		424,057	
Est. TCV/Total Floor Area = 189.99, Most recent sale 07/02/2004 for 180,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
189,200	189,200	189,200	155,403	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	22,800	0	0	3,729	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT	
212,000	212,000	212,000	159,132	159,132 159,132	

009-440-021-00 2019 Est. T.C.V. LINDWALL LANCE R & MARY K LE
 Property Class: 401 7029 W WHITE BIRCH AVE
 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 H 1400/FF	66.00	209.88	0.9718	1.0000	1400	100		89,795
66 Actual Front Feet, 0.32 Total Acres			Total	Acres	Total Est.	Land Value =		89,795

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	1190	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1972

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1440 SF Floor Area = 2016 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	576		
1 Story	Siding	Crawl Space	864		
			Total:	178,739	116,180

Other Additions/Adjustments

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

Porches					
WGEP (1 Story)	168	10,250	6,662		

Deck					
Treated Wood	551	6,105	3,968		
Composite	387	5,074	3,298		

Balcony					
Wood Balcony	48	1,484	965		

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	576	18,824	12,236		
Storage Over Garage	192	2,003	1,302		
Door Opener	1	415	270		
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	336	11,753	7,639		
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: 249,920 162,447

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 211,181

2019 Est. T.C.V. 009-440-021-00						=	305,726
Est. TCV/Total Floor Area = 151.65							
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
132,200	132,200	132,200	107,004	2.40			
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	20,700	0	2,568	0			
Parcel Number: 009-440-021-00						Page: 2	

2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
152,900	152,900	152,900	109,572	109,572	109,572

009-440-022-00 2019 Est. T.C.V. ADKINS MARK J
Property Class: 401 7017 W WHITE BIRCH AVE
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 H 1400/FF	55.00	191.66	1.0264	1.0000	1400	100		79,036
55 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								79,036

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 2002

(11) Heating System: Forced Heat & Cool
Ground Area = 1448 SF Floor Area = 1810 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	1,448		
			Total:	189,666	155,528

Other Additions/Adjustments

Exterior					
Stone Veneer		96	2,766	2,268	
Plumbing					
Average Fixture(s)		1	1,120	918	
3 Fixture Bath		1	3,525	2,890	
Porches					
CCP (1 Story)		84	1,828	1,499	
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost		440	18,797	15,414	
Common Wall: 1 Wall		1	-2,038	-1,671	
Door Opener		1	415	340	
Water/Sewer					
Public Sewer		1	1,134	930	
Water Well, 100 Feet		1	4,407	3,614	
Built-Ins					
Appliance Allow.		1	2,099	1,721	
Local Cost Items					
SANITARY SEWER		1	0	0	*92% Good
			Totals:	223,719	183,451

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 238,486

2019 Est. T.C.V. 009-440-022-00 = 322,272
Est. TCV/Total Floor Area = 178.05, Most recent sale 06/01/2000 for 57,500
2018 Assessed MBOR S.E.V. Base for Cap C.P.I.
134,300 134,300 134,300 117,005 2.40
2019 New Eq. Adjustment Loss Additions Tax Adjustment Losses
0 26,800 0 0 2,808 0
2019 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
161,100 161,100 161,100 119,813 119,813 119,813

009-440-023-00 2019 Est. T.C.V. DAVIS NADINE M TRUSTEE OF THE
 Property Class: 401 7009 W WHITE BIRCH AVE
 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
GRADE D 900/FF	100.00	83.64	0.8801	0.8232	900	100		65,202
100 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								65,202

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	32.57	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 1984

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1528 SF Floor Area = 1528 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	1,528		
			Total:	154,686	108,293

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	784
3 Fixture Bath	1	3,525	2,467

Porches

WCP (1 Story)	32	1,778	1,245
WGEP (1 Story)	96	7,149	5,004

Deck

Treated Wood	120	2,236	1,565
Treated Wood w/Roof (Deck Portion)	168	2,802	1,961
Treated Wood w/Roof (Roof portion)	168	2,206	1,544
Treated Wood	128	2,344	1,641

Garages

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

Base Cost	960	27,206	19,044
Common Wall: 1 Wall	1	-2,038	-1,427
Door Opener	1	415	290

Water/Sewer

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

Built-Ins

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

SANITARY SEWER	1	0	0	*84% Good
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Totals: 208,700 146,101

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 189,931

2019 Est. T.C.V. 009-440-023-00				=	256,083
Est. TCV/Total Floor Area = 167.59, Most recent sale 05/01/1999 for 153,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
119,600	119,600	119,600	113,011	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,400	0	2,712	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
128,000	128,000	128,000	115,723	115,723	0

009-450-001-00 2019 Est. T.C.V. BROWN SHARON
 Property Class: 401 1859 S GREEN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
98 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.35	900	0	0
D/W/P: 3.5 Concrete	5.00	205	0	0
Wood Frame	28.73	48	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	97	1,940
Total Estimated Land Improvements True Cash Value =				1,940

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 2148 SF Floor Area = 2148 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	1,956		
1 Story	Siding	Crawl Space	192		
			Total:	193,373	125,691

Other Additions/Adjustments

Plumbing

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

Deck

Treated Wood	80	1,718	1,117
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Garages

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

Base Cost	480	16,646	10,820
Common Wall: 1 Wall	1	-2,038	-1,325
Door Opener	1	415	270

Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,364
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Fireplaces

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: 222,323 144,508

Notes: 2016 ADDITION 12'X16'

ECF (409 - RURAL SUBS) 0.880 => TCv: 127,167

2019 Est. T.C.V. 009-450-001-00 = 154,107

Est. TCv/Total Floor Area = 71.74, Most recent sale 10/28/2016 for 139,200

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
66,400	66,400	66,400	64,935	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,700	0	0	1,558	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
77,100	77,100	77,100	66,493	66,493	66,493	

009-450-003-00	2019 Est. T.C.V.	GOFF MICHAEL
Property Class: 401		1845 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	4.92	2000	0	0
Wood Frame	25.55	48	50	613
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 =				2,988

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 892 SF Floor Area = 892 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	Mich Bsmnt.	892		
			Total:	86,800	55,918

Other Additions/Adjustments

Exterior					
Brick Veneer		140	1,680	1,008	
Plumbing					
Average Fixture(s)		1	933	560	
Porches					
CGEP (1 Story)		147	6,725	4,035	
CGEP (1 Story)		308	11,344	6,920	*61% Good
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost		672	12,593	7,556	
Door Opener		1	368	221	
Water/Sewer					
Public Sewer		1	1,006	604	
Water Well, 50 Feet		1	1,962	1,177	
Built-Ins					
Appliance Allow.		1	1,467	880	
Fireplaces					
Wood Stove		1	1,630	978	
Local Cost Items					
SANITARY SEWER		1	0	0	*84% Good
Totals:			126,508	76,019	

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCv: 66,897

2019 Est. T.C.V. 009-450-003-00	=	94,885			
Est. TCv/Total Floor Area = 106.37, Most recent sale 06/25/2018 for 112,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,800	40,800	40,800	30,182	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,600	0	0	17,218	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
47,400	47,400	47,400	30,906	47,400	47,400

009-450-005-00 2019 Est. T.C.V. KOSTER RUSSELL D & SHARON A
 Property Class: 401 1841 S GREEN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
GROUP A 200/FF	25.00	100.00	1.0000	1.0000	100	100	PART OF LOT 6	2,500
75 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								12,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	400	0	0
D/W/P: 4in Concrete	4.92	1300	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 CD Blt 1950

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 968 SF Floor Area = 968 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	968		
			Total:	84,323	50,593

Other Additions/Adjustments

Plumbing

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

Deck

Treated Wood	330	4,270	2,562
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Garages

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

Base Cost	480	17,942	10,765
Door Opener	1	368	221

Water/Sewer

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

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 112,774 67,664

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 59,544

2019 Est. T.C.V. 009-450-005-00 = 73,044

Est. TCV/Total Floor Area = 75.46, Most recent sale 08/06/2018 for 110,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
29,000	29,000	29,000	28,104	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,500	0	0	8,396	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
36,500	36,500	36,500	28,778	36,500	0

009-450-007-00 2019 Est. T.C.V. MORGAN RICHARD G & BURKET SANDRA L
 Property Class: 401 1833 S GREEN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * LOTS 7, 8 & PRT OF 6

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	GROUP A	10K			10000	100		10,000
<Site Value A>	GROUP A	10K			10000	100		10,000
<Site Value C>	GROUP C	5K SITE			5000	100		5,000
125 Actual Front Feet, 0.29 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.72	800	94	1,293
Total Estimated Land Improvements True Cash Value =				1,293

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C -5 Blt 1949

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 707 SF Floor Area = 884 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	Brick	Basement	707		
Total:				96,729	62,875

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	728
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Porches

CGEP (1 Story)	68	4,436	2,883
WPP	187	3,338	2,170

Deck

Treated Wood	96	1,901	1,236
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Garages

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

Base Cost	352	12,098	7,864
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Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,364
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Fireplaces

Exterior 1 Story	1	4,942	3,212
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 129,835 84,394

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 74,267

2019 Est. T.C.V. 009-450-007-00 = 100,560

Est. TCV/Total Floor Area = 113.76, Most recent sale 08/22/2007 for 119,800

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
50,400	50,400	50,400	42,753	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-100	0	1,026	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,300	50,300	50,300	43,779	43,779	43,779	

009-450-009-00 2019 Est. T.C.V. BOOTH ANDREA J
 Property Class: 401 1815 S GREEN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
50 Actual Front Feet, 0.12 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	148	51	353
Wood Frame	16.86	192	71	2,298
Total Estimated Land Improvements True Cash Value =				2,651

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 963 SF Floor Area = 963 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	Basement	963		
Total:				102,598	61,559

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	560		
Water/Sewer					
Public Sewer	1	1,006	604		
Water Well, 50 Feet	1	1,962	1,177		
Built-Ins					
Appliance Allow.	1	1,467	880		
Fireplaces					
Exterior 1 Story	1	4,331	2,599		
Porches					
CCP (1 Story)	24	858	515		
Local Cost Items					
SANITARY SEWER	1	0	0		*93% Good
Totals:				113,155	67,894

Notes:

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCv: 71,289

2019 Est. T.C.V. 009-450-009-00 = 83,940

Est. TCv/Total Floor Area = 87.17

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,300	40,300	40,300	31,675	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,700	0	760	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,000	42,000	42,000	32,435	32,435	0	

009-450-010-00 2019 Est. T.C.V. VELDHEER DONALD J & TERESA M
 Property Class: 401 6990 S B ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
<Site Value A> GROUP A 10K					10000	100		10,000
75 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								35,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	43	50	107
Wood Frame	18.45	234	94	4,058
Wood Frame	18.62	212	94	3,710
Total Estimated Land Improvements True Cash Value =				7,875

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 484 SF Floor Area = 484 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	484		
			Total:	50,573	32,872

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,120	728	
Porches					
CGEP (1 Story)		96	5,652	3,674	
WCP (1 Story)		65	2,825	1,836	
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	*94% Good
Totals:			70,383	45,748	

Notes:

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV: 48,035

2019 Est. T.C.V. 009-450-010-00				=	90,910
Est. TCV/Total Floor Area = 187.83, Most recent sale 11/23/2004 for 0					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
43,200	43,200	43,200	24,030	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,300	0	0	576	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,500	45,500	45,500	24,606	24,606	0

009-450-010-20 2019 Est. T.C.V. PAQUIN BRADLEY & KALEEN
 Property Class: 401 1775 S GREEN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	60.00	218.00	0.9554	1.0000	2200	100		126,118
60 Actual Front Feet, 0.30 Total Acres Total Est. Land Value =								126,118

Land Improvement Cost Estimates

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

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

(11) Heating System: Space Heater
 Ground Area = 1104 SF Floor Area = 1104 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	1,104		
			Total:	95,110	57,065

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	933	560	
Deck					
Treated Wood		48	1,282	769	
Treated Wood		264	3,688	2,213	
Water/Sewer					
Public Sewer		1	1,006	604	
Water Well, 100 Feet		1	4,280	2,568	
Built-Ins					
Appliance Allow.		1	1,467	880	
Fireplaces					
Exterior 1 Story		1	4,331	2,599	
Local Cost Items					
SANITARY SEWER		1	0	0	*84% Good
			Totals:	112,097	67,258

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 87,436

2019 Est. T.C.V. 009-450-010-20				=	214,504
Est. TCV/Total Floor Area = 194.30, Most recent sale 09/01/1997 for 115,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
108,100	108,100	108,100	76,793	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-800	0	0	1,843	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
107,300	107,300	107,300	78,636	78,636	0

009-450-010-40 2019 Est. T.C.V. VELDHEER SANDRA LEE TRUST
 Property Class: 401 1779 S GREEN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	72.00	233.00	0.9129	1.0000	2200	100		144,599
72 Actual Front Feet, 0.39 Total Acres Total Est. Land Value =								144,599

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	108	66	333
Total Estimated Land Improvements True Cash Value =				333

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 619 SF Floor Area = 619 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Slab	619		
Total:				59,889	32,938

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	513
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Garages

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

Base Cost	288	10,820	5,951
Common Wall: 1 Wall	1	-1,906	-1,048

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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Fireplaces

Exterior 1 Story	1	4,331	2,382
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 80,820 44,450

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCv: 57,785

2019 Est. T.C.V. 009-450-010-40 = 202,717

Est. TCv/Total Floor Area = 327.49, Most recent sale 08/21/2013 for 250,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
108,500	108,500	108,500	100,433	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-7,100	0	0	967	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
101,400	101,400	101,400	102,843	101,400	0	

009-450-010-60 2019 Est. T.C.V. VELDHEER SANDRA LEE TTEE
 Property Class: 401 1786 S FIRST ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F>	354	Back	Lots		40000	100		40,000
65 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								40,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	480	0	0
D/W/P: 4in Ren. Conc.	6.21	288	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1976

(11) Heating System: Forced Hot Water
 Ground Area = 864 SF Floor Area = 1296 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	864		
			Total:	137,998	96,601

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	784
3 Fixture Bath	1	3,525	2,467

Porches

WPP	491	6,246	4,372
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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
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	580	18,914	13,240

Water/Sewer

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

Fireplaces

Interior 1 Story	1	4,051	2,836
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Local Cost Items

SANITARY SEWER	1	0	0	*83% Good
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Totals: 191,812 134,271

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 174,552

2019 Est. T.C.V. 009-450-010-60 = 216,927

Est. TCV/Total Floor Area = 167.38, Most recent sale 04/01/2003 for 150,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
105,200	105,200	105,200	61,331	2.40	
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,300	0	0	1,471	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
108,500	108,500	108,500	62,802	62,802	62,802

009-450-010-80 2019 Est. T.C.V. MESSERSCHMIDT MICHAEL & ANITA TRUST
 Property Class: 401 1781 S GREEN RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F>	354	Back Lots			40000	100		40,000
136 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								40,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	263	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1965

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1212 SF Floor Area = 1212 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	Mich Bsmnt.	696		
1 Story	Siding	Crawl Space	320		
1 Story	Siding	Crawl Space	196		
			Total:	126,760	79,030

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,120	672	

Porches					
CPP		120	1,800	1,080	

Deck					
Treated Wood		231	3,458	2,075	

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		462	14,507	8,704	

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

Wood Stove		1	1,936	1,162	
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Local Cost Items

SANITARY SEWER		1	0	0	*87% Good
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Totals: 154,852 92,911

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 120,785

2019 Est. T.C.V. 009-450-010-80 = 161,735

Est. TCV/Total Floor Area = 133.44, Most recent sale 04/14/2010 for 134,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
76,600	76,600	76,600	70,713	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,300	0	0	1,697	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,900	80,900	80,900	72,410	72,410	0	

009-450-011-00 2019 Est. T.C.V. LOREE JONATHAN L
 Property Class: 401 6980 W A ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	55.00	224.00	0.9765	1.0000	2200	100		118,151
55 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								118,151

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	88	0	0
Wood Frame	19.45	100	94	1,828
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,203

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

(11) Heating System: Space Heater
 Ground Area = 480 SF Floor Area = 480 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Basement	480		
Total:				56,942	34,165

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,639	983		
Plumbing					
Average Fixture(s)	1	933	560		
Deck					
Treated Wood	200	3,062	1,837		
Water/Sewer					
Public Sewer	1	1,006	604		
Water Well, 100 Feet	1	4,280	2,568		
Built-Ins					
Appliance Allow.	1	1,467	880		
Fireplaces					
Exterior 1 Story	1	4,331	2,599		
Porches					
CCP (1 Story)	20	715	429		
Local Cost Items					
SANITARY SEWER	1	0	0	*89% Good	
Basement Living Area	480	12,178	7,307		
Totals:				86,553	51,932

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 67,511

2019 Est. T.C.V. 009-450-011-00					=	189,865
Est. TCV/Total Floor Area = 395.55, Most recent sale 05/20/2016 for 170,000						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
99,100	99,100	99,100	49,200	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,200	0	0	1,180	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,900	94,900	94,900	50,380	50,380	0	

009-450-012-00 2019 Est. T.C.V. FOX ALLEN L & BONNIE G
 Property Class: 401 6970 W A ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	55.00	236.00	0.9765	1.0000	2200	100		118,151
55 Actual Front Feet, 0.30 Total Acres Total Est. Land Value =								118,151

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	78	71	277
Total Estimated Land Improvements True Cash Value =				277

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 2018

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1500 SF Floor Area = 2400 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	900		
1 Story	Siding	Basement	600		
			Total:	230,293	228,028

Other Additions/Adjustments

Exterior					
Brick Veneer		32	417	413	
Basement, Outside Entrance, Below Grade		2	3,885	3,846	
Plumbing					
Average Fixture(s)		1	1,120	1,109	
3 Fixture Bath		2	7,051	6,980	
Deck					
Treated Wood		90	1,839	1,821	
Composite		558	6,423	6,359	
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		676	21,078	20,867	
Door Opener		1	415	411	
Water/Sewer					
Public Sewer		1	1,134	1,123	
Water Well, 100 Feet		1	4,407	4,363	
Built-Ins					
Appliance Allow.		1	2,099	2,078	
			Totals:	280,161	277,398

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 360,617
 70% Completed => Est. True Cash Value 2019 = 252,432

2019 Est. T.C.V. 009-450-012-00				=	370,860
Est. TCV/Total Floor Area = 154.53					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
156,200	156,200	156,200	125,023	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
25,600	3,600	0	25,600	3,000	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
185,400	185,400	185,400	153,623	153,623	0

009-450-013-00	2019 Est. T.C.V.	PEJAKOVICH JOSEPH W & LINDA D
Property Class: 401		6960 W A ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	55.00	249.00	0.9765	1.0000	2200	100		118,151
55 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	118,151

 Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	160	71	532
Total Estimated Land Improvements True Cash Value =				532

 2019 Est. T.C.V. 009-450-013-00 = 118,683

Est. TCV/Total Floor Area = 49.45, Most recent sale 11/01/2000 for 175,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
113,400	113,400	113,400	89,913	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,200	49,900	0	1,208	39,565	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
59,300	59,300	59,300	51,556	51,556	0	

009-450-014-00 2019 Est. T.C.V. KROME KERRY & MOSHER JACKIE
 Property Class: 401 6950 W A ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	55.00	262.00	0.9765	1.0000	2200	100		118,151
55 Actual Front Feet, 0.33 Total Acres Total Est. Land Value =								118,151

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

(11) Heating System: Space Heater
 Ground Area = 600 SF Floor Area = 600 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	600		
Total:				51,500	30,898

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	778	467	
Water/Sewer					
Public Sewer		1	892	535	
Water Well, 100 Feet		1	4,178	2,507	
Built-Ins					
Appliance Allow.		1	1,243	746	
Fireplaces					
Exterior 1 Story		1	3,770	2,262	
Porches					
CCP (1 Story)		20	670	402	
Local Cost Items					
SANITARY SEWER		1	0	0	*84% Good
Totals:				63,031	37,817

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 49,163

2019 Est. T.C.V. 009-450-014-00 = 167,314

Est. TCV/Total Floor Area = 278.86

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
86,100	86,100	86,100	50,391	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,400	0	0	1,209	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,700	83,700	83,700	51,600	51,600	0	

009-450-015-00 2019 Est. T.C.V. KRONE JAMES & KRONE V & KRONE K &
 Property Class: 401 6940 W A ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	58.00	280.00	0.9636	1.0000	2200	100		122,952
58 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =								122,952

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	9.94	300	0	0
Wood Frame	19.43	80	94	1,461
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 =				3,361

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

(11) Heating System: Space Heater
 Ground Area = 1108 SF Floor Area = 1108 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,108		
			Total:	84,876	59,413

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	778	545	
3 Fixture Bath		1	2,463	1,724	
Porches					
CGEP (1 Story)		128	5,477	3,834	
Water/Sewer					
Public Sewer		1	892	624	
Water Well, 50 Feet		1	1,895	1,326	
Local Cost Items					
SANITARY SEWER		1	0	0	*94% Good
Totals:			96,381	67,466	

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 87,706

2019 Est. T.C.V. 009-450-015-00 = 214,019

Est. TCV/Total Floor Area = 193.16

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
104,100	104,100	104,100	65,154	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	0	1,563	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
107,000	107,000	107,000	66,717	66,717	0	

009-450-016-00 2019 Est. T.C.V. KRONE JAMES & VALERIE &
 Property Class: 401 W A ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * 2 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
<Site Value A> GROUP A 10K					10000	100		10,000
110 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								20,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.47	70	94	1,347
Total Estimated Land Improvements True Cash Value =				1,347

2019 Est. T.C.V. 009-450-016-00	=	21,347
Est. TCV/Total Floor Area = 19.27		
2018 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
10,300 10,300 10,300	2,101	2.40
2019 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 400 0 0 50 0		
2019 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
10,700 10,700 10,700	2,151	2,151 0

009-450-018-00	2019 Est. T.C.V.	FOX ALLEN L & BONNIE G
Property Class: 401		W A ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 5K SITE					5000	100		5,000
55 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	5,000

2019 Est. T.C.V. 009-450-018-00 = 5,000

Est. TCV/Total Floor Area = 4.51, Most recent sale 08/25/2016 for 15,000

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

009-450-019-00	2019 Est. T.C.V.	BOOTH ANDREA J
Property Class: 402		W B ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * LOT 19 & 25

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
GROUP A 200/FF	238.81	299.95	1.0000	1.0000	100	100	LOT 25	23,881
289 Actual Front Feet, 1.76 Total Acres Total Est. Land Value =								33,881

2019 Est. T.C.V. 009-450-019-00 = 33,881

Est. TCV/Total Floor Area = 30.58

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,900	16,900	16,900	5,021	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	120	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,900	16,900	16,900	5,141	5,141	0	

009-450-020-00 2019 Est. T.C.V. JONES WILLIAM L & EILEEN S TRUST
 Property Class: 401 6951 W B ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
<Site Value A> GROUP A 10K					10000	100		10,000
100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								20,000

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	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1879 SF Floor Area = 1879 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	1,587		
1 Story	Siding	Basement	100		
1 Story	Siding	Basement	192		
Total:				196,983	167,417

Other Additions/Adjustments

Exterior					
Brick Veneer		1024	13,353	11,350	
Plumbing					
Average Fixture(s)		1	1,120	952	
3 Fixture Bath		1	3,525	2,996	
2 Fixture Bath		1	2,359	2,005	
Softener, Auto		1	1,693	1,439	
Deck					
Treated Wood		407	5,006	4,255	
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		768	20,759	18,060	*87% Good
Water/Sewer					
Public Sewer		1	1,134	964	
Water Well, 100 Feet		1	4,407	3,746	
Built-Ins					
Appliance Allow.		1	2,099	1,784	
Local Cost Items					
SANITARY SEWER		1	0	0	
Totals:			252,438	214,968	

Notes:

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV: 225,716

2019 Est. T.C.V. 009-450-020-00				=	248,216
Est. TCV/Total Floor Area = 132.10, Most recent sale 08/04/2005 for 185,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
103,300	103,300	103,300	90,979	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	20,800	0	0	2,183	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
124,100	124,100	124,100	93,162	93,162	93,162

009-450-022-00	2019 Est. T.C.V.	JONES WILLIAM L & EILEEN S TRUST
Property Class: 401		W B ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	GROUP A	10K			10000	100		10,000
<Site Value A>	GROUP A	10K			10000	100	LOT 23	10,000
<Site Value C>	GROUP C	5K SITE			5000	100		5,000
139 Actual Front Feet, 0.32 Total Acres								Total Est. Land Value = 25,000

2019 Est. T.C.V. 009-450-022-00 = 25,000

Est. TCV/Total Floor Area = 13.30, Most recent sale 05/24/2013 for 25,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
12,500	12,500	12,500	10,720	2.40			
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	0	0	257	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
12,500	12,500	12,500	10,977	10,977	10,977		