

009-460-001-00 2019 Est. T.C.V. VANDERSTOW GARDNER E
 Property Class: 401 6518 LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	75.00	97.00	0.9036	1.0000	2200	100		149,094
75 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								149,094

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	4.92	1101	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1400 SF Floor Area = 1400 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,400		
			Total:	135,844	84,222

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,639	1,016
Plumbing			
Average Fixture(s)	1	933	578
2 Fixture Bath	1	1,970	1,221
Porches			
CPP	30	597	370
Deck			
Treated Wood	330	4,270	2,647
Treated Wood	15	509	316
Garages			
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	720	15,430	9,567
Water/Sewer			
Public Sewer	1	1,006	624
Water Well, 100 Feet	1	4,280	2,654
Local Cost Items			
SANITARY SEWER	1	0	0 *83% Good
Recreation Room	700	9,842	6,102
		Totals:	176,320 109,317

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCv: 142,112

2019 Est. T.C.V. 009-460-001-00	=	293,106
Est. TCv/Total Floor Area = 209.36		
2018 Assessed	MBOR	S.E.V.
142,100	142,100	142,100
		Base for Cap C.P.I.
		107,070 2.40
2019 New Eq. Adjustment	Loss	Additions Tax Adjustment Losses
1,000	4,500	1,000 1,000 2,551 753
2019 Assessed	MBOR	S.E.V.
146,600	146,600	146,600
		Capped ->Taxable<- PRE/MBT
		109,868 109,868 109,868

009-460-002-00 2019 Est. T.C.V. REINHARDT NED & DEB & QUIGLEY TRUST
 Property Class: 401 6600 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	110.00	90.00	0.8211	1.0000	2200	100		198,705
110 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								198,705

Land Improvement Cost Estimates

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

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1160 SF Floor Area = 1160 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	1,160		
			Total:	137,837	89,574

Other Additions/Adjustments

Exterior

Brick Veneer	240	3,130	2,034
Basement, Outside Entrance, Below Grade	1	1,942	1,262

Plumbing

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

Porches

WGEP (1 Story)	312	15,612	10,148
CPP	114	1,721	1,119
WCP (1 Story)	160	5,230	3,399

Deck

Treated Wood	28	974	633
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Garages

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

Base Cost	440	14,010	9,106
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Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,364
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Fireplaces

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

SANITARY SEWER	1	0	0	*84% Good
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Recreation Room	560	8,215	5,340
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Totals: 203,841 132,475

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 172,218

2019 Est. T.C.V. 009-460-002-00 = 371,873

Est. TCV/Total Floor Area = 320.58, Most recent sale 04/19/2004 for 365,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
182,800	182,800	182,800	132,806	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	3,187	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
185,900	185,900	185,900	135,993	135,993	0

Parcel Number: 009-460-002-00

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009-460-003-00 2019 Est. T.C.V. MALEWITZ PATRICIA M
 Property Class: 401 6610 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	87.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								110,000

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 2003

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1223 SF Floor Area = 1529 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,223		
			Total:	162,627	146,365

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,748	
Plumbing				
Average Fixture(s)	1	1,120	1,008	
3 Fixture Bath	1	3,525	3,172	
Porches				
WCP (1 Story)	28	1,611	1,450	
Deck				
Treated Wood	360	4,622	4,160	
Treated Wood	616	6,573	5,916	
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	
Fireplaces				
Prefab 1 Story	1	1,967	1,770	
Direct-Vented Gas	1	2,293	2,064	
Local Cost Items				
SANITARY SEWER	1	0	0	*93% Good
Recreation Room	800	11,736	10,562	
		Totals:	205,656	185,091

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 240,618

2019 Est. T.C.V. 009-460-003-00	=	352,518			
Est. TCV/Total Floor Area = 230.55, Most recent sale 05/27/2005 for 0					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
177,900	177,900	177,900	148,789	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,600	0	3,570	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
176,300	176,300	176,300	152,359	152,359	0

009-460-004-00 2019 Est. T.C.V. TROOST RANDAL C TRUSTEE
 Property Class: 401 6620 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	90.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	1030	0	0
Wood Frame	24.51	80	81	1,588
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 =				3,963

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1991

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,008		
			Total:	153,854	123,083

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,120	896	
3 Fixture Bath		1	3,525	2,820	
Deck					
Treated Wood		594	6,415	5,132	
Treated Wood		382	4,806	3,845	
Treated Wood		60	1,486	1,189	
Water/Sewer					
Public Sewer		1	1,134	907	
Water Well, 100 Feet		1	4,407	3,526	
Built-Ins					
Appliance Allow.		1	2,099	1,679	
Fireplaces					
Exterior 1 Story		1	4,942	3,954	
Local Cost Items					
SANITARY SEWER		1	0	0	*84% Good
			Totals:	183,788	147,031

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 191,140

2019 Est. T.C.V. 009-460-004-00				=	305,103
Est. TCV/Total Floor Area = 201.79					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
151,400	151,400	151,400	95,700	2.40	
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,200	0	0	2,296	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
152,600	152,600	152,600	97,996	97,996	0

009-460-005-00 2019 Est. T.C.V. DIPIETRO THOMAS G & DEBORAH H
 Property Class: 401 6630 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	91.00	0.9036	1.0000	2200	100		99,396
<Site Value A> GROUP A 25K					25000	100		25,000
75 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								124,396

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	268	0	0
D/W/P: Patio Blocks	11.84	59	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	2	95	1,900
Total Estimated Land Improvements True Cash Value =				2,752

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1393 SF Floor Area = 1393 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,393		
			Total:	135,857	91,024

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,120		750

Deck

Treated Wood	158	2,692	1,804
Treated Wood	70	1,604	1,075

Garages

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

Base Cost	338	13,260	8,884
Common Wall: 1 Wall	1	-2,038	-1,365

Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,406
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Fireplaces

Interior 1 Story	1	4,051	2,714
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 161,817 108,417

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 95,407

2019 Est. T.C.V. 009-460-005-00 = 222,555

Est. TCV/Total Floor Area = 159.77

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
111,400	111,400	111,400	82,497	2.40		
2019 New Eq.	Adj.	Loss	Additions	Tax Adjustment	Losses	
0	-100	0	0	1,979	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
111,300	111,300	111,300	84,476	84,476	0	

009-460-006-00 2019 Est. T.C.V. BRANNAN KAREN S
 Property Class: 401 6636 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	94.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	210	0	0
Wood Frame	21.25	120	50	1,275
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,225

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1978

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 936 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	520		
1.5 Story	Siding	Basement	416		
			Total:	127,538	82,888

Other Additions/Adjustments

Plumbing

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

Deck

Treated Wood	312	4,206	2,734
Treated Wood	144	2,533	1,646

Garages

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

Base Cost	432	13,837	8,994
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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	*94% Good
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Totals: 164,175 106,701

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCv: 138,711

2019 Est. T.C.V. 009-460-006-00 = 250,936

Est. TCv/Total Floor Area = 219.35, Most recent sale 05/12/2006 for 312,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
131,500	131,500	131,500	102,518	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-6,000	0	2,460	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
125,500	125,500	125,500	104,978	104,978	0	

009-460-007-00 2019 Est. T.C.V. FOX HERMAN J
 Property Class: 401 6640 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	96.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 110,000

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1987

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1008 SF Floor Area = 1260 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	Basement	1,008		
			Total:	137,814	103,356

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,120	840		
Porches					
WCP (1 Story)	80	3,222	2,771	*86% Good	
Deck					
Treated Wood	548	6,083	4,562		
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost	520	21,102	15,826		
Common Wall: 1 Wall	1	-2,038	-1,528		
Door Opener	1	415	311		
Water/Sewer					
Public Sewer	1	1,134	850		
Water Well, 100 Feet	1	4,407	3,305		
Built-Ins					
Appliance Allow.	1	2,099	1,574		
Fireplaces					
Exterior 2 Story	1	6,089	4,567		
Unit-in-Place Cost Items					
BOAT HOUSE (BY SQ FT)	480	1,925	1,482	*77% Good	
Local Cost Items					
SANITARY SEWER	1	0	0	*84% Good	
			Totals:	183,372	137,916

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 179,291

2019 Est. T.C.V. 009-460-007-00		=	291,191
Est. TCV/Total Floor Area = 231.10			
2018 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
147,900	147,900	147,900	101,682 2.40
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment Losses
0	-2,300	0	2,440 0
2019 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
145,600	145,600	145,600	104,122 104,122 0

009-460-008-00 2019 Est. T.C.V. COUWEHOVEN WAYNE M & CAROL M
 Property Class: 401 6676 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	99.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	13.67	256	0	0
D/W/P: 4in Ren. Conc.	6.21	480	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 1993

(11) Heating System: Forced Hot Water
 Ground Area = 1114 SF Floor Area = 1621 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	676		
1+ Story	Siding	Basement	294		
1 Story	Siding	Crawl Space	144		
			Total:	165,643	135,818

Other Additions/Adjustments

Exterior					
Brick Veneer		128	1,669	1,369	

Plumbing

Average Fixture(s)	1	1,120	918	
3 Fixture Bath	1	3,525	2,890	
2 Fixture Bath	1	2,359	1,934	

Deck

Treated Wood	168	2,802	2,298	
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost	572	22,548	18,489		
Common Wall: 1 Wall	1	-2,038	-1,671		
Door Opener	1	415	340		

Water/Sewer

Public Sewer	1	1,134	930	
Water Well, 50 Feet	1	2,038	1,671	

Built-Ins

Appliance Allow.	1	2,099	1,721	
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Fireplaces

Interior 2 Story	1	5,044	4,136	
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Porches

CCP (1 Story)	18	688	564	
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Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT)	192	770	654	*85% Good
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 209,816 172,061

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 223,679

2019 Est. T.C.V. 009-460-008-00 = 336,054
 Est. TCV/Total Floor Area = 207.31, Most recent sale 01/13/2012 for 220,000
 2018 Assessed MBOR S.E.V. Base for Cap C.P.I.
 165,200 165,200 140,148 2.40
 Parcel Number: 009-460-008-00 Page: 2

2019	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,800	0	0	3,363	0
2019 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	168,000	168,000	168,000	143,511	143,511	0

009-460-009-00	2019 Est. T.C.V.	JOHNSON JANET M TRUST
Property Class: 401		6680 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	51.00	99.00	0.9951	1.0000	2200	100		111,646
51 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 111,646

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	180	0	0
Metal Prefab	13.58	40	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1928

(11) Heating System: Space Heater
 Ground Area = 400 SF Floor Area = 400 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	400		
			Total:	36,804	22,084

Other Additions/Adjustments

Exterior					
Brick Veneer		160	1,762	1,057	

Plumbing					
Average Fixture(s)		1	778	467	

Porches					
CGEP (1 Story)		200	7,448	4,469	

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

Garages

Class: D Exterior: Block Foundation: 18 Inch (Unfinished)					
Base Cost		192	6,486	3,892	

Local Cost Items

SANITARY SEWER		1	0	0	*94% Good
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Totals: 56,065 33,641

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 43,733

2019 Est. T.C.V. 009-460-009-00 = 156,329

Est. TCV/Total Floor Area = 390.82

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
83,000	83,000	83,000	72,122	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,800	0	1,730	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
78,200	78,200	78,200	73,852	73,852	0

009-460-010-00 2019 Est. T.C.V. WINKEL JAMES L & KIMBERLY
 Property Class: 401 6684 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	51.00	95.00	0.9951	1.0000	2200	100		111,646
51 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								111,646

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	214	0	0
D/W/P: 4in Ren. Conc.	6.21	1014	0	0
Wood Frame/Conc.	24.98	160	50	1,998

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				6,748

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1973

(11) Heating System: Forced Heat & Cool
 Ground Area = 912 SF Floor Area = 1716 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	912		
1 Story	Siding	Overhang	576		
			Total:	175,622	114,150

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	728
3 Fixture Bath	1	3,525	2,291
2 Fixture Bath	1	2,359	1,533

Porches

CCP (1 Story)	120	2,522	1,639
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Deck

Treated Wood	147	2,567	1,669
Treated Wood	138	2,465	1,602
Treated Wood	741	7,299	4,744

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost	952	32,854	21,355	
Common Wall: 1 Wall	1	-2,038	-1,325	
Door Opener	2	830	539	
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	192	8,268	5,374	

Water/Sewer

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

Fireplaces

Exterior 1 Story	1	4,942	3,212
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Local Cost Items

SANITARY SEWER	1	0	0	*86% Good
Recreation Room	426	6,249	4,062	

Totals: 251,756 163,635

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCv: 212,726

2019 Est. T.C.V. 009-460-010-00 = 331,120

Est. TCv/Total Floor Area = 192.96, Most recent sale 06/25/2015 for 269,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
161,100	161,100	161,100	147,918	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,500	0	3,550	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
Parcel Number: 009-460-010-00					Page: 2

165,600

165,600

165,600

151,468

151,468

151,468

009-460-011-00 2019 Est. T.C.V. HAYS MARION S ET AL
 Property Class: 401 6688 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	51.00	93.00	0.9951	1.0000	2200	100		111,646
51 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								111,646

Land Improvement Cost Estimates

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

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

(11) Heating System: Space Heater
 Ground Area = 552 SF Floor Area = 552 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	552		
			Total:	48,094	26,453

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	428		
Water/Sewer					
Public Sewer	1	892	491		
Water Well, 50 Feet	1	1,895	1,042		
Local Cost Items					
SANITARY SEWER	1	0	0		*84% Good
Totals:				51,659	28,414

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 36,938

2019 Est. T.C.V. 009-460-011-00 = 149,534

Est. TCV/Total Floor Area = 270.89

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
76,600	76,600	76,600	46,146	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,800	0	0	1,107	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
74,800	74,800	74,800	47,253	47,253	0	

009-460-012-00 2019 Est. T.C.V. DALY RICHARD J & DEBRA L
 Property Class: 401 6692 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	51.00	95.00	0.9951	1.0000	2200	100		111,646
51 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								111,646

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2004

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1192 SF Floor Area = 1788 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,192		
Total:				170,116	158,204

Other Additions/Adjustments

Plumbing

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

Porches

WCP (1 Story)	96	3,540	3,292
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Deck

Treated Wood	336	4,418	4,109
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Garages

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

Base Cost	484	20,062	18,658
Common Wall: 1 Wall	1	-2,038	-1,895
Door Opener	1	415	386

Water/Sewer

Public Sewer	1	1,134	1,055
Water Well, 100 Feet	1	4,407	4,099

Built-Ins

Appliance Allow.	1	2,099	1,952
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Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	110	468	435
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 209,266 194,615

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 253,000

2019 Est. T.C.V. 009-460-012-00 = 367,021

Est. TCV/Total Floor Area = 205.27

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
179,300	179,300	179,300	141,442	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,200	0	0	3,394	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
183,500	183,500	183,500	144,836	144,836	0	

009-460-013-00 2019 Est. T.C.V. SHAFLEY ANDREW P & BRENDA L
 Property Class: 401 6696 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	51.00	95.00	0.9951	1.0000	2200	100		111,646
51 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								111,646

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	32.57	350	0	0
D/W/P: 3.5 Concrete	5.00	99	0	0
Wood Frame	22.41	96	94	2,022

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				3,922

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1948

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 634 SF Floor Area = 634 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	634		
Total:				61,811	37,081

Other Additions/Adjustments

Exterior					
Brick Veneer		408	5,320	3,192	
Plumbing					
Average Fixture(s)		1	1,120	672	
Porches					
CGEP (1 Story)		184	8,902	5,341	
Garages					
Class: D Exterior: Block Foundation: 18 Inch (Unfinished)					
Base Cost		280	9,106	5,464	
Water/Sewer					
Public Sewer		1	1,134	680	
Water Well, 50 Feet		1	2,038	1,223	
Built-Ins					
Appliance Allow.		1	2,099	1,259	
Fireplaces					
Exterior 1 Story		1	4,942	2,965	
Unit-in-Place Cost Items					
BOAT HOUSE (BY SQ FT)		280	1,123	1,056	*94% Good
Local Cost Items					
SANITARY SEWER		1	0	0	*86% Good
Totals:			97,595	58,933	

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCv: 76,613

2019 Est. T.C.V. 009-460-013-00	=	192,181			
Est. TCv/Total Floor Area = 303.12, Most recent sale 09/19/2008 for 197,500					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
102,100	102,100	102,100	76,945	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-6,000	0	1,846	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
96,100	96,100	96,100	78,791	78,791	0

009-460-014-00 2019 Est. T.C.V. NASH JAMES D & SARAH J
 Property Class: 401 6702 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	95.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
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 1.5S Cls C 5 Blt 2004

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1130 SF Floor Area = 1695 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,130		
			Total:	168,940	157,100

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	1,042
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Porches

WPP	527	6,698	6,229
WPP	336	4,294	3,993
WPP	60	1,761	1,638

Deck

Treated Wood	336	4,418	4,109
Treated Wood w/Roof (Deck Portion)	32	1,066	991
Treated Wood w/Roof (Roof portion)	32	527	490

Garages

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

Base Cost	281	9,121	8,483
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Water/Sewer

Public Sewer	1	1,134	1,055
Water Well, 50 Feet	1	2,038	1,895

Built-Ins

Appliance Allow.	1	2,099	1,952
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Fireplaces

Direct-Vented Gas	1	2,293	2,132
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 205,509 191,109

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCv: 248,442

2019 Est. T.C.V. 009-460-014-00 = 359,412

Est. TCv/Total Floor Area = 212.04

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
179,800	179,800	179,800	126,187	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-100	0	0	3,028	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
179,700	179,700	179,700	129,215	129,215	0	

009-460-015-00 2019 Est. T.C.V.
 Property Class: 401 6706 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	95.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
BOAT LIFT	500.00	1	94	470
Total Estimated Land Improvements True Cash Value =				1,410

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls CD Blt 1962

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1206 SF Floor Area = 1796 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Block	Slab	577		
1.25 Story	Siding	Slab	320		
1.25 Story	Siding	Slab	309		
			Total:	134,196	73,808

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	918	505
3 Fixture Bath	1	2,882	1,585

Porches

WPP	106	2,004	1,102
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Deck

Treated Wood	427	4,970	2,733
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Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	528	13,908	7,649
Class: D Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	286	9,060	4,983

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 2 Story	1	5,350	2,942
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 180,041 99,021

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCv: 128,727

2019 Est. T.C.V. 009-460-015-00 = 240,137

Est. TCv/Total Floor Area = 133.71, Most recent sale 05/25/2017 for 241,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
121,100	121,100	121,100	121,100	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	0	-1,000	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
120,100	120,100	120,100	124,006	120,100	0	

009-460-016-00 2019 Est. T.C.V. CHRISTNER BRIAN & KIMBERLY (LE)
 Property Class: 401 6714 LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	95.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	90	71	319
Metal Prefab	15.68	80	71	890
Total Estimated Land Improvements True Cash Value =				1,209

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1320 SF Floor Area = 1320 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	1,320		
Total:				129,574	84,223

Other Additions/Adjustments

Plumbing

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

Garages

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

Water/Sewer

Public Sewer	1	1,134	737
Water Well, 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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Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT)	440	1,764	1,499	*85% Good
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Local Cost Items

SANITARY SEWER	1	0	0	*86% Good
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Totals: 163,313 106,505

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 138,457

2019 Est. T.C.V. 009-460-016-00 = 249,666

Est. TCV/Total Floor Area = 189.14, Most recent sale 09/01/1996 for 140,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
125,400	125,400	125,400	94,834	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	0	2,276	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
124,800	124,800	124,800	97,110	97,110	0	

009-460-017-00 2019 Est. T.C.V. PAULUS FIRMIN A TRUST
 Property Class: 401 6728 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	95.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								110,000

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1960

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 984 SF Floor Area = 1230 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	984		
			Total:	101,987	61,192

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	560
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Water/Sewer

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

Built-Ins

Appliance Allow.	1	1,467	880
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Fireplaces

Exterior 1 Story	1	4,331	2,599
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Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	40	170	121	*71% Good
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 111,856 67,133

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCv: 87,273

2019 Est. T.C.V. 009-460-017-00 = 198,223

Est. TCv/Total Floor Area = 161.16

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
102,400	102,400	102,400	64,817	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,300	0	0	1,555	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
99,100	99,100	99,100	66,372	66,372	0	

009-460-018-00 2019 Est. T.C.V. BARRETT PATRICIA A
 Property Class: 401 6770 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	95.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								110,000

Land Improvement Cost Estimates

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

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1080 SF Floor Area = 1080 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,080		
			Total:	95,676	62,188

Other Additions/Adjustments

Plumbing

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

Porches

WGEP (1 Story)	180	9,785	6,360
WCP (1 Story)	36	1,781	1,158

Water/Sewer

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

Built-Ins

Appliance Allow.	1	1,467	954
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Fireplaces

Exterior 1 Story	1	4,331	2,815
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Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT)	352	1,412	1,200	*85% Good
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 120,323 78,490

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 102,037

2019 Est. T.C.V. 009-460-018-00 = 213,007

Est. TCV/Total Floor Area = 197.23, Most recent sale 10/01/2002 for 250,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
109,200	109,200	109,200	90,743	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,700	0	0	2,177	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
106,500	106,500	106,500	92,920	92,920	0	

009-460-019-00 2019 Est. T.C.V. WILDEBOER STEVE
 Property Class: 401 6782 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	96.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	840	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1991

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1008 SF Floor Area = 1260 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,008		
			Total:	144,371	116,955

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,120	907		
Deck					
Treated Wood	424	5,143	4,166		
Water/Sewer					
Public Sewer	1	1,134	919		
Water Well, 50 Feet	1	2,038	1,651		
Built-Ins					
Appliance Allow.	1	2,099	1,700		
Unit-in-Place Cost Items					
BOAT HOUSE (BY SQ FT)	500	2,005	1,704	*85% Good	
Local Cost Items					
SANITARY SEWER	1	0	0	*84% Good	
Totals:				157,910	128,002

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 166,403

2019 Est. T.C.V. 009-460-019-00						=	278,753
Est. TCV/Total Floor Area = 221.23							
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
141,400	141,400	141,400	86,196	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,000	0	0	2,068	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
139,400	139,400	139,400	88,264	88,264	0		

009-460-020-00	2019 Est. T.C.V.	DUVALL L KIM TRUST
Property Class: 401		6790 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	49.95	97.31	1.0003	1.0000	2200	100		109,917
50 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 109,917

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	612	0	0
D/W/P: Crushed Rock	1.72	100	0	0
Wood Frame	26.62	64	71	1,210

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	2	97	4,850
Total Estimated Land Improvements True Cash Value =				6,060

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 2011

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 872 SF Floor Area = 1399 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	872		
1 Story	Siding	Overhang	309		
			Total:	133,867	129,859

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	1,086
2 Fixture Bath	1	2,359	2,288

Porches

WPP	457	5,822	5,647
WPP	61	1,779	1,726
WPP	42	1,449	1,406
WPP	17	683	663

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	618	23,812	23,098
Common Wall: 1 Wall	1	-2,038	-1,977
Door Opener	1	415	403
Class: D Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	352	10,324	10,014

Water/Sewer

Public Sewer	1	1,134	1,100
Water Well, 100 Feet	1	4,407	4,275

Built-Ins

Appliance Allow.	1	2,099	2,036
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 187,232 181,624

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCv: 236,111

2019 Est. T.C.V. 009-460-020-00 = 352,088

Est. TCv/Total Floor Area = 251.67, Most recent sale 11/11/2011 for 300,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
176,500	176,500	176,500	142,773	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	3,426	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
176,000	176,000	176,000	146,199	146,199	146,199	

009-460-021-00 2019 Est. T.C.V. BRUBAKER ERIC J & HEATHER A
 Property Class: 401 6800 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	2000	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 CD Blt 1958

(11) Heating System: Space Heater
 Ground Area = 832 SF Floor Area = 832 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	832		
			Total:	74,470	44,681

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	933	560	
Porches					
CGEP (1 Story)		144	6,640	3,984	
CGEP (1 Story)		60	3,607	3,102	*86% Good
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		528	14,135	8,481	
Door Opener		1	368	221	
Water/Sewer					
Public Sewer		1	1,006	604	
Water Well, 100 Feet		1	4,280	2,568	
Built-Ins					
Appliance Allow.		1	1,467	880	
Fireplaces					
Exterior 1 Story		1	4,331	2,599	
Unit-in-Place Cost Items					
BOAT HOUSE (BY SQ FT)		750	3,008	2,557	*85% Good
Local Cost Items					
SANITARY SEWER		1	0	0	*84% Good
			Totals:	114,245	70,237

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 91,308

2019 Est. T.C.V. 009-460-021-00				=	208,162
Est. TCV/Total Floor Area = 250.19, Most recent sale 08/25/2008 for 265,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
109,200	109,200	109,200	95,576	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,100	0	0	2,293	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
104,100	104,100	104,100	97,869	97,869	0

009-460-021-50 2019 Est. T.C.V. MACHAK ROBERT G & MARY T TRUST
 Property Class: 401 6792 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	44.00	99.33	1.0325	1.0000	2200	100		99,944
44 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								99,944

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	1354	0	0
Wood Frame	26.62	64	50	852
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	97	2,425
Total Estimated Land Improvements True Cash Value =				4,481

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1955

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,040		
Total:				131,502	92,033

Other Additions/Adjustments

Plumbing

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

Deck

Treated Wood	572	6,263	4,384
Treated Wood	144	2,533	1,773

Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,469
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Fireplaces

Direct-Vented Gas	1	2,293	1,605
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Local Cost Items

SANITARY SEWER	1	0	0	*99% Good
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Totals: 153,710 107,578

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 139,851

2019 Est. T.C.V. 009-460-021-50				=	244,276
Est. TCV/Total Floor Area = 234.88, Most recent sale 06/17/2011 for 212,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
121,700	121,700	121,700	103,956	2.40	
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	400	0	0	2,494	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
122,100	122,100	122,100	106,450	106,450	0

009-460-022-00 2019 Est. T.C.V. O'CONNELL GREGORY & LINDA
 Property Class: 401 6810 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	66.00	102.00	0.9329	1.0000	2200	100		135,464
66 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								135,464

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	624	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1272 SF Floor Area = 1272 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	1,272		
			Total:	125,417	81,519

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,120	728	
Porches					
CGEP (1 Story)		176	8,631	5,610	
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	
Wood Stove		1	1,936	1,258	
Local Cost Items					
SANITARY SEWER		1	0	0	*84% Good
Totals:			147,317	95,753	

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 124,479

2019 Est. T.C.V. 009-460-022-00				=	262,368
Est. TCV/Total Floor Area = 206.26, Most recent sale 07/01/1996 for 140,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
133,700	133,700	133,700	106,734	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,500	0	0	2,561	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
131,200	131,200	131,200	109,295	109,295	0

009-460-024-00 2019 Est. T.C.V. OHLE RICHARD L & NANCY L
 Property Class: 401 6842 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	141.00	109.00	0.5980	1.0000	2200	100		185,498
<Site Value F> 354 Back Lots					40000	100	BACK LOTS	40,000
391 Actual Front Feet, 1.27 Total Acres Total Est. Land Value =								225,498

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	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

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

(11) Heating System: Space Heater
 Ground Area = 1176 SF Floor Area = 1176 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,176		
			Total:	114,776	68,865

Other Additions/Adjustments

Plumbing

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

Porches

WGEP (1 Story)	336	15,278	9,167
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Garages

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

Base Cost	432	12,299	7,379
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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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Fireplaces

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

SANITARY SEWER	1	0	0	*84% Good
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Totals: 155,576 93,345

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 121,348

2019 Est. T.C.V. 009-460-024-00 = 349,271

Est. TCV/Total Floor Area = 297.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
170,700	170,700	170,700	136,705	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,900	0	0	3,280	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
174,600	174,600	174,600	139,985	139,985	0	

009-460-027-00 2019 Est. T.C.V. KOPECK THOMAS R & SUSAN
 Property Class: 401 6677 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors * W PART OF 3 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> GROUP D BACKLOT					8000	100		8,000
<Site Value E> E BACK LOTS					6000	100		6,000
<Site Value E> E BACK LOTS					6000	100		6,000
111 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 1000	0.00	0	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 = 520 SF Floor Area = 520 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	520		
Total:				47,799	28,679

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	560		
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:				59,816	35,890

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 31,583

2019 Est. T.C.V. 009-460-027-00 = 52,533

Est. TCV/Total Floor Area = 101.03

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,800	24,800	24,800	20,748	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	0	497	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,300	26,300	26,300	21,245	21,245	0	

009-460-030-00	2019 Est. T.C.V.	MALEWITZ PATRICIA M
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
45 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	12,000

2019 Est. T.C.V. 009-460-030-00 = 12,000

Est. TCV/Total Floor Area = 23.08

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	3,784	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	90	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	3,874	3,874	0	

009-460-030-30 2019 Est. T.C.V. ELBLE JEFFERY B & ELIZABETH G
 Property Class: 401 6639 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> GROUP H SITE10K					10000	100		10,000
<Site Value H> GROUP H SITE10K					10000	100	EAST 1/2 OF 3	10,000
103 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								20,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	230	0	0
Metal Prefab	15.07	54	50	407

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 =				1,357

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

(11) Heating System: Space Heater
 Ground Area = 943 SF Floor Area = 943 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	943		
Total:				80,392	48,235

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	560
3 Fixture Bath	1	2,929	1,757

Garages

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

Base Cost	432	12,299	7,379
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Water/Sewer

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

Built-Ins

Appliance Allow.	1	1,467	880
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Fireplaces

Exterior 1 Story	1	4,331	2,599
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 105,319 63,191

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 55,608

2019 Est. T.C.V. 009-460-030-30 = 76,965

Est. TCV/Total Floor Area = 81.62, Most recent sale 05/12/2006 for 110,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,500	36,500	36,500	32,209	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	0	773	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,500	38,500	38,500	32,982	32,982	0	

009-460-030-60	2019 Est. T.C.V.	TROOST RANDAL C TRUSTEE
Property Class: 401		6621 LAKEVIEW DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
45 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value = 12,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	288	50	674
Total Estimated Land Improvements True Cash Value =				674

Cost Est. for Res. Bldg: 1	Single Family	GRG		Cls CD	Blt 1968
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(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

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

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	12,954	11,659
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			480	14,899	13,409
Common Wall: 1 Wall			1	-1,906	-1,715
Totals:				25,947	23,353

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:	20,551
---	--------

2019 Est. T.C.V. 009-460-030-60	=	33,225			
Est. TCV/Total Floor Area = 0.00					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
17,700	17,700	17,700	10,653	2.40	
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,100	0	0	255	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
16,600	16,600	16,600	10,908	10,908	0

009-460-032-00	2019 Est. T.C.V.	DALY RICHARD J & DEBRA L
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
91 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	12,000

2019 Est. T.C.V. 009-460-032-00 = 12,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/08/2005 for 17,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
6,000	6,000	6,000	2,127	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	51	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
6,000	6,000	6,000	2,178	2,178	0			

009-460-033-00	2019 Est. T.C.V.	REID PATRICK ETAL
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
111 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	12,000

2019 Est. T.C.V. 009-460-033-00 = 12,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/01/2000 for 32,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
6,000	6,000	6,000	2,351	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	56	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
6,000	6,000	6,000	2,407	2,407	0			

009-460-034-00 2019 Est. T.C.V. SHAFLEY ANDREW P & BRENDA
 Property Class: 401 6702 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								12,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	384	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 C 5 Blt 2016

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Unfinished)					
	Door Opener		2	830	822
	Base Cost		2048	37,499	37,124
Totals:				38,329	37,946

Notes: GRG ONLY - NO PLUMBING, 15' HIGH

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 33,392

2019 Est. T.C.V. 009-460-034-00	=	46,342			
Est. TCV/Total Floor Area = 0.00, Most recent sale 05/18/2013 for 17,500					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
21,300	21,300	21,300	20,781	2.40	
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,900	0	0	498	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
23,200	23,200	23,200	21,279	21,279	0

009-460-035-00 2019 Est. T.C.V. NASH JAMES & SARAH TRUSTS
 Property Class: 401 6702 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	50	1/2 OF A SITE	6,000
25 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	6,000

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=65/100/100/100/65

Building Areas

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

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			432	12,299	7,994
Totals:				12,299	7,994

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 7,035

2019 Est. T.C.V. 009-460-035-00 = 13,035

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,900	6,900	6,900	4,366	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-400	0	104	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,500	6,500	6,500	4,470	4,470	0	

009-460-035-50	2019 Est. T.C.V.	NASH JAMES D & SARAH J TRUSTS
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	50	1/2 A SITE	6,000
25 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	6,000

2019 Est. T.C.V. 009-460-035-50 = 6,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/18/2013 for 8,750

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
3,000	3,000	3,000	3,000	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	0	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,000	3,000	3,000	3,072	3,000	0			

009-460-036-00	2019 Est. T.C.V.	TRATTLES DAVID S & PATRICIA S
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	12,000

2019 Est. T.C.V. 009-460-036-00 = 12,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/25/2017 for 241,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
6,000	6,000	6,000	6,000	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	0	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
6,000	6,000	6,000	6,144	6,000	0			

009-460-037-00 2019 Est. T.C.V. CHRISTNER BRIAN P & KIMBERLY J (LE)
 Property Class: 401 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								12,000

 Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	48	94	211
Total Estimated Land Improvements True Cash Value =				211

 Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1992

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

Building Areas

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

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 720 19,778 18,789

Totals: 19,778 18,789

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 16,534

2019 Est. T.C.V. 009-460-037-00	=	28,745
Est. TCV/Total Floor Area = 0.00, Most recent sale 12/01/2001 for 28,000		
2018 Assessed	MBOR	S.E.V.
14,200	14,200	14,200
		7,511
		2.40
2019 New Eq. Adjustment	Loss	Additions
0	200	0
		180
2019 Assessed	MBOR	S.E.V.
14,400	14,400	14,400
		7,691
		7,691
		0

009-460-038-00	2019 Est. T.C.V.	PAULUS FIRMIN A TRUST
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	12,000

2019 Est. T.C.V. 009-460-038-00 = 12,000

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	1,791	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	42	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	1,833	1,833	0	

009-460-039-00 2019 Est. T.C.V. BARRETT PATRICIA A
 Property Class: 401 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								12,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.57	52	94	273
Total Estimated Land Improvements True Cash Value =				273

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1991

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

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

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			832	21,898	19,708
Storage Over Garage			415	3,851	3,466
Totals:				25,749	23,174

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 20,393

2019 Est. T.C.V. 009-460-039-00						=	32,666
Est. TCV/Total Floor Area =	0.00						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
16,100	16,100	16,100	8,633	2.40			
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	200	0	207	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
16,300	16,300	16,300	8,840	8,840	0		

009-460-040-00 2019 Est. T.C.V. WILDEBOER STEVE
 Property Class: 401 6787 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	C	BACK	LOTS	12K	12000	100		12,000
50 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								12,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	480	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

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

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Unfinished)					
	Door Opener		2	830	788
	Base Cost		1500	27,465	26,092
Totals:				28,295	26,880

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 23,654

2019 Est. T.C.V. 009-460-040-00	=	36,624
Est. TCV/Total Floor Area =	0.00	
2018 Assessed	MBOR	S.E.V.
17,800	17,800	17,800
	Base for Cap	C.P.I.
	10,653	2.40
2019	New Eq. Adjustment	Loss
0	500	0
	Additions	Tax Adjustment
	0	255
2019 Assessed	MBOR	S.E.V.
18,300	18,300	18,300
	Capped	->Taxable<-
	10,908	10,908
		PRE/MBT
		0

009-460-041-00 2019 Est. T.C.V. DUVALL L KIM TRUST
 Property Class: 401 6791 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								12,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	928	0	0
D/W/P: Crushed Rock	1.72	280	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2013

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

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

Garages

Class: C Exterior: Pole (Unfinished)					
Storage Over Garage			364	3,797	3,645
Door Opener			2	830	797
Base Cost			1440	26,366	25,311
Class: C Exterior: Pole (Unfinished)					
Base Cost			320	8,544	8,202
No Concrete Floor			320	-1,613	-1,548
Totals:				37,924	36,407

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 32,038

2019 Est. T.C.V. 009-460-041-00 = 46,413

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,100	22,100	22,100	18,927	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	0	454	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,200	23,200	23,200	19,381	19,381	19,381	

009-460-042-00 2019 Est. T.C.V. BENNICK EDWARD C & CARLA R
 Property Class: 401 6799 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								12,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	96	94	396
Wood Frame	19.43	80	94	1,461
Total Estimated Land Improvements True Cash Value =				1,857

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 624 SF Floor Area = 624 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	624		
Total:				57,050	37,083

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	506		
Water/Sewer					
Public Sewer	1	892	580		
Water Well, 100 Feet	1	4,178	2,716		
Built-Ins					
Appliance Allow.	1	1,243	808		
Local Cost Items					
SANITARY SEWER	1	0	0		*84% Good
Totals:				64,141	41,693

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 36,690

2019 Est. T.C.V. 009-460-042-00				=	50,547
Est. TCV/Total Floor Area = 81.00, Most recent sale 12/01/1999 for 33,220					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
22,100	22,100	22,100	15,364	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,200	0	0	368	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
25,300	25,300	25,300	15,732	15,732	0

009-460-043-00	2019 Est. T.C.V.	O'CONNELL GREGORY & LINDA
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
<Site Value C> C BACK LOTS 12K					12000	100		12,000
100 Actual Front Feet, 0.38 Total Acres								Total Est. Land Value = 24,000

2019 Est. T.C.V. 009-460-043-00 = 24,000

Est. TCV/Total Floor Area = 38.46, Most recent sale 07/01/1996 for 10,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,000	12,000	12,000	2,689	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	64	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,000	12,000	12,000	2,753	2,753	0	

009-470-001-00	2019 Est. T.C.V.	DVORAK MARK P
Property Class: 401		1810 S GOLDENROD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	40.00	139.00	1.0574	1.0000	2200	100		93,049
40 Actual Front Feet, 0.13 Total Acres				Total Est. Land Value =				93,049

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.38	1434	0	0
D/W/P: Brick on Sand	13.93	137	0	0
D/W/P: Brick on Sand	13.93	106	0	0
D/W/P: Brick on Sand	13.93	355	0	0
Wood Frame	20.29	162	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1930

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1400 SF Floor Area = 1400 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	Block	Crawl Space	1,000		
1 Story	Siding	Basement	400		
			Total:	161,469	113,037

Other Additions/Adjustments

Exterior					
Brick Veneer		76	990	693	
Plumbing					
Average Fixture(s)		1	1,118	783	
2 Fixture Bath		1	2,355	1,648	
Porches					
CGEP (1 Story)		50	3,538	2,477	
Deck					
Treated Wood		239	3,530	2,471	
Treated Wood		43	1,254	878	
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		440	13,988	9,792	
Water/Sewer					
Public Sewer		1	1,155	808	
Water Well, 100 Feet		1	4,490	3,143	
Built-Ins					
Appliance Allow.		1	2,138	1,497	
Fireplaces					
Exterior 1 Story		1	5,035	3,524	
Unit-in-Place Cost Items					
BOAT HOUSE (BY SQ FT)		190	777	552	*71% Good
ROOF STRUCT. (SQ FT)		140	606	345	*57% Good
Local Cost Items					
SANITARY SEWER		1	0	0	*84% Good
			Totals:	202,443	141,648

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 184,142

2019 Est. T.C.V. 009-470-001-00 = 281,941
 Est. TCV/Total Floor Area = 201.39, Most recent sale 09/25/2015 for 250,000
 2018 Assessed MBOR S.E.V. Base for Cap C.P.I.
 Parcel Number: 009-470-001-00 Page: 2

	140,500	140,500	140,500	123,320	2.40	
2019	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	500	0	0	2,959	0
2019	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	141,000	141,000	141,000	126,279	126,279	0

009-470-002-00 2019 Est. T.C.V. MCCORMIC ALLYN L & JANET M
 Property Class: 401 7246 W MISSAUKEE LAKE BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	40.00	139.00	1.0574	1.0000	2200	100		93,049
40 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								93,049

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	108	0	0
Wood Frame	17.76	160	73	2,075

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 =				3,025

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1942

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1567 SF Floor Area = 1567 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	744			
1 Story	Siding	Basement	823			*86% Good
Total:				137,850	103,382	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	921	792
2 Fixture Bath	1	1,944	1,672

Porches

CGEP (1 Story)	120	5,798	4,986
CCP (1 Story)	77	1,531	1,317

Deck

Treated Wood	250	3,505	3,014
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Water/Sewer

Public Sewer	1	1,006	865
Water Well, 50 Feet	1	1,962	1,687

Built-Ins

Appliance Allow.	1	1,467	1,262
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Fireplaces

Interior 1 Story	1	3,567	3,068
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Local Cost Items

SANITARY SEWER	1	0	0	*83% Good
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Totals: 159,551 122,045

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCv: 158,659

2019 Est. T.C.V. 009-470-002-00 = 254,733

Est. TCv/Total Floor Area = 162.56

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
126,900	126,900	126,900	86,221	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	2,069	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
127,400	127,400	127,400	88,290	88,290	0	

009-470-003-00 2019 Est. T.C.V. SCHUT THOMAS H & BEVERLY A
 Property Class: 401 7250 W MISSAUKEE BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	40.00	140.00	1.0574	1.0000	2200	100		93,049
40 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								93,049

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	100	0	0
D/W/P: 4in Concrete	4.92	400	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 1076 SF Floor Area = 1076 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,076		
			Total:	97,668	58,600

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	933	560

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	480	13,229	7,937
Door Opener	1	368	221
Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	216	8,022	4,813

Water/Sewer

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

Built-Ins

Appliance Allow.	1	1,467	880
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Fireplaces

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

SANITARY SEWER	1	0	0	*84% Good
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Totals: 130,540 78,323

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 101,820

2019 Est. T.C.V. 009-470-003-00 = 195,819

Est. TCV/Total Floor Area = 181.99

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
99,400	99,400	99,400	59,039	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,500	0	0	1,416	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
97,900	97,900	97,900	60,455	60,455	0	

009-470-004-00	2019 Est. T.C.V.	BOOMGAARD THOMAS A
Property Class: 401		7268 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	40.00	141.00	1.0574	1.0000	2200	100		93,049
40 Actual Front Feet, 0.13 Total Acres					Total Est.		Land Value =	93,049

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.77	48	50	546
Wood Frame	19.01	84	50	798
Total Estimated Land Improvements True Cash Value =				1,344

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls D Blt 1941

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 858 SF Floor Area = 858 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	858		
Total:				76,195	41,908

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	428		
Porches					
CSEP (1 Story)	98	2,943	1,619		
Deck					
Treated Wood	255	3,519	1,935		
Treated Wood	80	1,642	903		
Water/Sewer					
Public Sewer	1	892	491		
Water Well, 50 Feet	1	1,895	1,042		
Built-Ins					
Appliance Allow.	1	1,243	684		
Fireplaces					
Exterior 1 Story	1	3,770	2,073		
Local Cost Items					
SANITARY SEWER	1	0	0	*84% Good	
Totals:				92,877	51,083

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 66,408

2019 Est. T.C.V. 009-470-004-00 = 160,801

Est. TCV/Total Floor Area = 187.41

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
79,900	79,900	79,900	48,863	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	1,172	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
80,400	80,400	80,400	50,035	50,035	0

009-470-005-00 2019 Est. T.C.V. FEDEWA DALE J & SHERRY L
 Property Class: 401 7280 W MISSAUKEE BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	40.00	143.00	0.8034	1.0000	2200	100		70,702
<Site Value C> C BACK LOTS 12K					12000	100		12,000
120 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								82,702

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.18	1044	0	0
Fencing: Wire Mesh, #9	3.02	160	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 LOG Cls BC Blt 1986

(11) Heating System: Forced Heat & Cool
 Ground Area = 1232 SF Floor Area = 1848 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	Cedar Logs	Basement	1,232		
			Total:	235,950	188,760

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,649	1,319
3 Fixture Bath	1	5,184	4,147

Porches

WCP (1 Story)	352	11,634	9,307
WPP	504	8,250	6,600

Deck

Treated Wood	300	4,341	3,473
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	624	25,752	20,602
Door Opener	1	518	414
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	200	9,874	7,899

Water/Sewer

Public Sewer	1	1,452	1,162
Water Well, 50 Feet	1	2,216	1,773

Built-Ins

Appliance Allow.	1	3,016	2,413
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Fireplaces

Exterior 1 Story	1	6,471	5,177
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 316,307 253,046

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 328,960

2019 Est. T.C.V. 009-470-005-00 = 416,412

Est. TCV/Total Floor Area = 225.33, Most recent sale 08/01/2002 for 235,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
198,800	198,800	198,800	170,015	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,400	0	0	4,080	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
208,200	208,200	208,200	174,095	174,095	0	

009-470-006-00	2019 Est. T.C.V.	AVIATIEK LLC
Property Class: 401		1811 S ARBUTUS AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	80.00	147.00	0.7477	1.0000	2200	100		131,591
<Site Value C> C BACK LOTS 12K					12000	100		12,000
160 Actual Front Feet, 0.42 Total Acres Total Est. Land Value =								143,591

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.76	151	0	0
D/W/P: 4in Ren. Conc.	7.79	880	0	0
Wood Frame	33.06	70	94	2,175
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				6,925

Cost Est. for Res. Bldg: 1 Single Family 2S Cls BC Blt 2013

(11) Heating System: Forced Heat & Cool
 Ground Area = 1123 SF Floor Area = 2276 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,123		
1 Story	Siding	Overhang	30		
			Total:	275,518	264,497

Other Additions/Adjustments

Exterior					
Stone Veneer		48	1,699	1,631	

Plumbing

Average Fixture(s)	1	1,649	1,583	
3 Fixture Bath	2	10,369	9,954	

Water/Sewer

2000 Gal Septic	1	8,399	8,063	
Water Well, 100 Feet	1	4,739	4,549	

Porches

WCP (1 Story)	166	6,937	6,660	
CCP (1 Story)	60	1,714	1,645	
CCP (1 Story)	39	1,181	1,134	
WPP	68	2,362	2,268	

Deck

Treated Wood	267	4,029	3,868	
Treated Wood	176	3,061	2,939	
Treated Wood	216	3,523	3,382	

Built-Ins

Appliance Allow.	1	3,016	2,895	
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Totals: 328,196 315,068

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCv: 409,588

2019 Est. T.C.V. 009-470-006-00	=	560,104			
Est. TCv/Total Floor Area = 246.09, Most recent sale 08/21/2012 for 215,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
246,900	246,900	246,900	215,035	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	33,200	0	5,160	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
280,100	280,100	280,100	220,195	220,195	0

009-470-008-00 2019 Est. T.C.V. SAYEGH RAYMOND G & MARJORIE J
 Property Class: 401 1810 S ARBUTUS AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	81.00	129.00	0.8864	1.0000	2200	100		157,953
81 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								157,953

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	1814	0	0
Wood Frame	21.25	120	50	1,275
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				3,175

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 2011 SF Floor Area = 2011 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	2,011		
			Total:	191,659	124,576

Other Additions/Adjustments

Exterior					
Stone Veneer		162	4,667	3,034	

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

Porches					
CCP (1 Story)		68	1,512	983	

Deck					
Treated Wood		296	4,061	2,640	
Treated Wood		78	1,691	1,099	

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost		576	22,654	14,725	
Common Wall: 1 Wall		1	-2,038	-1,325	
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	

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

Totals: 236,906 153,987

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCv: 200,183

2019 Est. T.C.V. 009-470-008-00				=	361,311
Est. TCv/Total Floor Area = 179.67, Most recent sale 09/01/1996 for 145,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
177,500	177,500	177,500	133,771	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
1,000	3,200	1,000	1,000	3,192	754
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
180,700	180,700	180,700	137,209	137,209	0

009-470-010-00 2019 Est. T.C.V. BECKER GEORGE A & DOUGLAS TRUSTEES
 Property Class: 401 1810 S ARBUTUS AVE 100
 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	41.00	144.00	1.0509	1.0000	2200	100		94,788
41 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								94,788

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	500	71	1,775
Total Estimated Land Improvements True Cash Value =				1,775

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1970

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 920 SF Floor Area = 1380 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	920		
			Total:	141,467	91,960

Other Additions/Adjustments

Plumbing

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

Deck

Treated Wood	288	3,992	2,595
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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	*94% Good
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Totals: 160,317 104,212

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 135,476

2019 Est. T.C.V. 009-470-010-00 = 232,039

Est. TCV/Total Floor Area = 168.14

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
118,000	118,000	118,000	75,506	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,000	0	1,812	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
116,000	116,000	116,000	77,318	77,318	0	

009-470-011-00 2019 Est. T.C.V. ZONDERVAN DAVID
 Property Class: 401 1810 S ARBUTUS AVE 500
 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	51.00	155.00	0.9951	1.0000	2200	100		111,646
51 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								111,646

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	90	46	194
Total Estimated Land Improvements True Cash Value =				194

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1951

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1098 SF Floor Area = 1434 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	240		
1 Story	Siding	Crawl Space	522		
2 Story	Siding	Slab	336		
Total:				117,673	83,548

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	662
2 Fixture Bath	1	1,970	1,399

Water/Sewer

Public Sewer	1	1,006	714
Water Well, 50 Feet	1	1,962	1,393

Built-Ins

Appliance Allow.	1	1,467	1,042
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Fireplaces

Interior 1 Story	1	3,567	2,533
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 128,578 91,291

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 118,678

2019 Est. T.C.V. 009-470-011-00 = 230,518

Est. TCV/Total Floor Area = 160.75

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
115,100	115,100	115,100	68,884	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	1,653	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
115,300	115,300	115,300	70,537	70,537	0	

009-470-012-00	2019 Est. T.C.V.	STEPHAN EDWARD D
Property Class: 402		ARBUTUS AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	31.00	145.00	1.1269	1.0000	2200	100		76,858
31 Actual Front Feet, 0.10 Total Acres								Total Est. Land Value = 76,858

2019 Est. T.C.V. 009-470-012-00 = 76,858

Est. TCV/Total Floor Area = 53.60

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
41,900	41,900	41,900	19,965	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,500	0	0	479	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
38,400	38,400	38,400	20,444	20,444	20,444		

009-470-013-00 2019 Est. T.C.V. STEPHAN EDWARD D
 Property Class: 401 1810 ARBUTUS AVE X300
 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	41.00	136.00	1.0509	1.0000	2200	100		94,788
41 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								94,788

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	620	94	3,083
Wood Frame	19.98	160	71	2,270
Total Estimated Land Improvements True Cash Value =				5,353

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1974

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 840 SF Floor Area = 1260 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	840		
Total:				124,533	87,174

Other Additions/Adjustments

Plumbing

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

Porches

WCP (1 Story)	36	1,929	1,350
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Deck

Treated Wood	240	3,545	2,481
Treated Wood	80	1,718	1,203

Garages

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

Base Cost	960	33,072	23,150
Storage Over Garage	480	5,006	3,504
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

Fireplaces

Exterior 1 Story	1	4,942	3,459
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Recreation Room	420	6,161	4,313
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Totals: 185,934 130,153

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 169,199

2019 Est. T.C.V. 009-470-013-00 = 269,340

Est. TCV/Total Floor Area = 213.76

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
133,300	133,300	133,300	86,697	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	0	2,080	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
134,700	134,700	134,700	88,777	88,777	88,777	

009-470-014-00 2019 Est. T.C.V. DEGRAW RODERICK L & MARY H TRUST
 Property Class: 401 1801 S WILDROSE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	41.00	107.00	1.0509	1.0000	2200	100		94,788
41 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								94,788

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	250	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 D Blt 1946

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 784 SF Floor Area = 784 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	784		
			Total:	65,678	39,407

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	778	467
Porches					
CSEP (1 Story)			358	8,399	5,039
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			484	8,581	5,149
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
Local Cost Items					
SANITARY SEWER			1	0	0 *90% Good
Totals:				93,519	56,112

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 72,946

2019 Est. T.C.V. 009-470-014-00 = 168,734

Est. TCV/Total Floor Area = 215.22

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
85,900	85,900	85,900	46,314	2.40		
2019						
New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,500		0	0	1,111	0
2019 Assessed						
84,400	84,400	84,400	47,425	->Taxable<-	PRE/MBT	0

009-470-015-00 2019 Est. T.C.V. BORSTLER WILLIAM B & JANE I
 Property Class: 401 1798 S WILDROSE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	40.00	66.00	1.0574	1.0000	2200	100		93,049
40 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =								93,049

Land Improvement Cost Estimates

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

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

(11) Heating System: Space Heater
 Ground Area = 722 SF Floor Area = 722 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	722		
Total:				59,938	35,962

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	778	467	
Porches					
CSEP (1 Story)		180	4,741	2,845	
WPP		25	921	553	
Deck					
Treated Wood		64	1,471	883	
Water/Sewer					
Public Sewer		1	892	535	
Water Well, 100 Feet		1	4,178	2,507	
Built-Ins					
Appliance Allow.		1	1,243	746	
Local Cost Items					
SANITARY SEWER		1	0	0	*84% Good
Totals:				74,162	44,498

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 57,848

2019 Est. T.C.V. 009-470-015-00 = 151,847

Est. TCV/Total Floor Area = 210.31

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,800	75,800	75,800	34,777	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	0	834	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
75,900	75,900	75,900	35,611	35,611	0	

009-470-015-50 2019 Est. T.C.V. MALIN MARK & RONDA
 Property Class: 401 1802 S WILDROSE AVE
 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
64 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	18.59	216	94	3,774
Total Estimated Land Improvements True Cash Value =				3,774

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1925

(11) Heating System: Wall/Floor Furnace
 Ground Area = 530 SF Floor Area = 530 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	530		
Total:				53,891	32,334

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	672
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Porches

WGEP (1 Story)	160	9,910	5,946
WPP	25	1,036	622

Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,259
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Fireplaces

Interior 1 Story	1	4,051	2,431
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 75,279 45,167

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCv: 39,747

2019 Est. T.C.V. 009-470-015-50 = 68,521

Est. TCv/Total Floor Area = 129.28, Most recent sale 02/26/2007 for 85,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,500	30,500	30,500	23,261	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,800	0	558	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,300	34,300	34,300	23,819	23,819	0	

009-470-016-00 2019 Est. T.C.V. SMITH DAVID P TRUST
 Property Class: 401 7400 W MISSAUKEE BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	80.00	148.00	0.8891	1.0000	2200	100		156,489
80 Actual Front Feet, 0.27 Total Acres Total Est. Land Value =								156,489

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1924

(11) Heating System: Space Heater
 Ground Area = 611 SF Floor Area = 611 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	611		
			Total:	53,819	29,601

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	428
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Porches

WSEP (1 Story)	189	5,938	3,266
WSEP (1 Story)	100	3,630	1,996

Garages

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

Base Cost	624	15,881	8,735
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Water/Sewer

Public Sewer	1	892	491
Water Well, 50 Feet	1	1,895	1,042

Built-Ins

Appliance Allow.	1	1,243	684
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Fireplaces

Exterior 1 Story	1	3,770	2,073
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 87,846 48,316

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 62,810

2019 Est. T.C.V. 009-470-016-00 = 220,249

Est. TCV/Total Floor Area = 360.47

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
108,100	108,100	108,100	71,484	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	0	1,715	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
110,100	110,100	110,100	73,199	73,199	0	

009-470-018-00 2019 Est. T.C.V. SMIT A PETER & SMIT LEONARD J
 Property Class: 401 7404 W MISSAUKEE BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	40.00	155.00	1.0574	1.0000	2200	100		93,049
40 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								93,049

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1924

(11) Heating System: Space Heater
 Ground Area = 672 SF Floor Area = 672 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	672		
			Total:	58,221	32,021

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	428		
Porches					
WSEP (1 Story)	288	8,052	4,429		
Water/Sewer					
Public Sewer	1	892	491		
Water Well, 50 Feet	1	1,895	1,042		
Built-Ins					
Appliance Allow.	1	1,243	684		
Fireplaces					
Exterior 1 Story	1	3,770	2,073		
Local Cost Items					
SANITARY SEWER	1	0	0	*84% Good	
Totals:				74,851	41,168

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCv: 53,518

2019 Est. T.C.V. 009-470-018-00 = 147,517

Est. TCv/Total Floor Area = 219.52

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
74,700	74,700	74,700	38,847	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-900	0	0	932	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
73,800	73,800	73,800	39,779	39,779	0	

009-470-019-00 2019 Est. T.C.V. BORKE THOMAS J & SHARLENE M
 Property Class: 401 7408 W MISSAUKEE BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	40.00	144.00	1.0574	1.0000	2200	100		93,049
40 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								93,049

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	11.84	46	0	0
D/W/P: 4in Ren. Conc.	6.21	1158	0	0
Metal Prefab	15.59	81	50	631

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				5,381

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2017

(11) Heating System: Forced Heat & Cool
 Ground Area = 1271 SF Floor Area = 1668 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	476		
1.5 Story	Siding	Basement	795		
			Total:	190,993	189,056

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	1,109
3 Fixture Bath	2	7,051	6,980

Porches

CCP (1 Story)	63	1,410	1,396
CCP (1 Story)	126	2,638	2,612

Garages

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

Base Cost	616	19,718	19,521
Door Opener	1	415	411

Water/Sewer

Public Sewer	1	1,134	1,123
Water Well, 50 Feet	1	2,038	2,018

Built-Ins

Appliance Allow.	1	2,099	2,078
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Fireplaces

Direct-Vented Gas	1	2,293	2,270
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 230,909 228,574

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 297,146

2019 Est. T.C.V. 009-470-019-00 = 395,576

Est. TCV/Total Floor Area = 237.16, Most recent sale 07/01/2001 for 184,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
194,500	194,500	194,500	178,818	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,300	0	0	4,291	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
197,800	197,800	197,800	183,109	183,109	0	

009-470-020-00 2019 Est. T.C.V. THOMPSON DAVID A & DONNA R
 Property Class: 401 7420 W MISSAUKEE BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	40.00	165.00	1.0574	1.0000	2200	100		93,049
40 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								93,049

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	440	0	0
D/W/P: 4in Concrete	5.29	66	0	0
Wood Frame	21.25	120	94	2,397

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				4,297

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1998

(11) Heating System: Forced Heat & Cool
 Ground Area = 912 SF Floor Area = 1140 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	912		
Total:				114,424	97,261

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	952
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Porches

WCP (1 Story)	192	5,933	5,043
CPP	48	891	757

Deck

Treated Wood	130	2,369	2,014
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Garages

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

Base Cost	628	19,989	16,991
Door Opener	1	415	353

Water/Sewer

Public Sewer	1	1,134	964
Water Well, 50 Feet	1	2,038	1,732

Built-Ins

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

SANITARY SEWER	1	0	0	*88% Good
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Totals: 150,412 127,851

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 166,206

2019 Est. T.C.V. 009-470-020-00 = 263,552

Est. TCV/Total Floor Area = 231.19, Most recent sale 07/01/1997 for 60,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
129,800	129,800	129,800	103,883	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,000	0	2,493	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
131,800	131,800	131,800	106,376	106,376	106,376	

009-470-021-00 2019 Est. T.C.V. CHIUCHIARELLI SILVANO & SUSAN M
 Property Class: 401 1801 S SWEETBRIAR AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	40.00	170.00	1.0574	1.0000	2200	100		93,049
40 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								93,049

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	104	0	0
D/W/P: 4in Concrete	4.60	576	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 1174 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 Story	Siding	Crawl Space	1,174		
			Total:	99,701	64,805

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	506		

Porches					
CCP (1 Story)	60	1,136	738		
CCP (1 Story)	36	745	484		

Deck					
Treated Wood	362	4,427	2,878		

Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	432	10,567	6,869		

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

Built-Ins					
Appliance Allow.	1	1,243	808		

Fireplaces					
Interior 1 Story	1	3,134	2,037		

Local Cost Items					
SANITARY SEWER	1	0	0		*89% Good

Totals: 126,801 82,421

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 107,147

2019 Est. T.C.V. 009-470-021-00 = 201,146						
Est. TCV/Total Floor Area = 171.33, Most recent sale 12/01/1998 for 110,000						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,400	98,400	98,400	71,092	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	0	1,706	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
100,600	100,600	100,600	72,798	72,798	0	

009-470-022-00 2019 Est. T.C.V. WILDES STEPHEN G
 Property Class: 401 1800 S SWEETBRIAR AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	40.00	134.00	1.0574	1.0000	2200	100		93,049
40 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								93,049

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	924	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	2	95	9,500
Total Estimated Land Improvements True Cash Value =				9,500

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 10 Blt 2005

(11) Heating System: Forced Heat & Cool
 Ground Area = 976 SF Floor Area = 1708 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	976		
			Total:	184,941	168,284

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	1,019
3 Fixture Bath	1	3,525	3,208

Porches

CGEP (1 Story)	202	9,484	8,630
WCP (1 Story)	84	3,311	3,013

Deck

Treated Wood	304	4,131	3,759
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Water/Sewer

Public Sewer	1	1,134	1,032
Water Well, 100 Feet	1	4,407	4,010

Built-Ins

Appliance Allow.	1	2,099	1,910
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Fireplaces

Exterior 1 Story	1	4,942	4,497
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 219,094 199,362

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 259,171

2019 Est. T.C.V. 009-470-022-00 = 361,720

Est. TCV/Total Floor Area = 211.78

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
171,200	171,200	171,200	133,726	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,700	0	0	3,209	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
180,900	180,900	180,900	136,935	136,935	0	

009-470-023-00 2019 Est. T.C.V. BOWMAN NANCY A LIVING TRUST
 Property Class: 401 1800 S SWEETBRIAR AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	40.00	135.00	1.0574	1.0000	2200	100		93,049
40 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								93,049

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
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 1977

(11) Heating System: Forced Heat & Cool
 Ground Area = 1008 SF Floor Area = 1368 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	720		
1 Story	Siding	Slab	288		
			Total:	148,735	104,134

Other Additions/Adjustments

Plumbing
 Average Fixture(s) 1 1,120 784
 3 Fixture Bath 1 3,525 2,467

Porches
 WPP 136 2,738 1,917

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 432 15,513 10,859
 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

Fireplaces

Exterior 2 Story 1 6,089 4,262

Local Cost Items

GENERATOR 1 1,500 1,425 *95% Good

Totals: 182,868 128,401

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCv: 166,921

2019 Est. T.C.V. 009-470-023-00 = 262,345

Est. TCv/Total Floor Area = 191.77

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
130,400	130,400	130,400	83,446	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	800	0	0	2,002	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
131,200	131,200	131,200	85,448	85,448	85,448	

009-470-024-00 2019 Est. T.C.V. HUXTABLE THOMAS & DENISE
 Property Class: 401 1800 S SWEETBRIAR AVE X 200
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	80.00	144.00	0.8891	1.0000	2200	100		156,489
80 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								156,489

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	450	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1935

(11) Heating System: Forced Heat & Cool
 Ground Area = 1556 SF Floor Area = 1976 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	Mich Bsmnt.	840		
1 Story	Siding	Crawl Space	396		
1 Story	Siding	Slab	320		
			Total:	201,054	123,624

Other Additions/Adjustments

Plumbing

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

Porches

WGEP (1 Story)	144	9,265	5,559
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Deck

Treated Wood	416	5,079	3,047
Treated Wood	335	4,409	2,645

Garages

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

Base Cost	624	23,980	14,388
Common Wall: 1 Wall	1	-2,038	-1,223
Door Opener	2	830	498

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
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Fireplaces

Interior 1 Story	1	4,051	2,431
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 258,915 155,323

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 201,920

2019 Est. T.C.V. 009-470-024-00 = 360,309

Est. TCV/Total Floor Area = 182.34, Most recent sale 10/25/1985 for 78,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
169,300	169,300	169,300	148,232	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,900	0	0	3,557	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
180,200	180,200	180,200	151,789	151,789	151,789	

009-470-026-00	2019 Est. T.C.V.	TRUESDALE MARY KODL TRUST
Property Class: 401		1800 S SWEETBRIAR AVE 300
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	41.00	153.00	1.0509	1.0000	2200	100		94,788
41 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value = 94,788

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	15.78	48	94	712
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 =				1,662

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1946

(11) Heating System: Wall/Floor Furnace
 Ground Area = 1232 SF Floor Area = 1232 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Crawl Space	1,232		
			Total:	107,233	58,978

Other Additions/Adjustments

Plumbing
 Average Fixture(s) 1 923 508

Porches
 WGEP (1 Story) 264 12,524 6,888

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 320 11,392 6,266

Water/Sewer

Public Sewer 1 1,025 564
 Water Well, 50 Feet 1 1,998 1,099

Built-Ins

Appliance Allow. 1 1,495 822

Fireplaces

Wood Stove 1 1,661 914

Local Cost Items

SANITARY SEWER 1 0 0 *94% Good

Totals: 138,251 76,039

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 98,851

2019 Est. T.C.V. 009-470-026-00 = 195,301

Est. TCV/Total Floor Area = 158.52

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
99,400	99,400	99,400	84,314	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,700	0	0	2,023	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
97,700	97,700	97,700	86,337	86,337	0	

009-470-027-00	2019 Est. T.C.V.	HUXTABLE THOMAS E & DENISE M
Property Class: 401		S PAVILION DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	81.00	167.00	0.8864	1.0000	2200	100		157,953
81 Actual Front Feet, 0.31 Total Acres								Total Est. Land Value = 157,953

 Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Unit in Place Item(s)			
Description	Rate	Size % Good	Cash Value
SEWER	2,500.00	1 94	2,350
Total Estimated Land Improvements True Cash Value =			2,350

 2019 Est. T.C.V. 009-470-027-00 = 160,303

Est. TCV/Total Floor Area = 130.12, Most recent sale 06/27/2005 for 272,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
80,200	80,200	80,200	69,434	2.40		
2019	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	1,666	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,200	80,200	80,200	71,100	71,100		71,100

009-470-029-00 2019 Est. T.C.V. HUXTABLE THOMAS & DENISE
 Property Class: 401 S PAVILION DR
 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
40 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								25,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1991

(11) Heating System: Space Heater
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

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

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Door Opener			2	830	664
Base Cost			1200	32,340	25,872
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			300	14,604	11,683
Common Wall: 1 Wall			1	-2,038	-1,630
Totals:				45,736	36,589

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 32,198

2019 Est. T.C.V. 009-470-029-00 = 57,198

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,100	27,100	27,100	13,978	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	0	335	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,600	28,600	28,600	14,313	14,313	14,313	

009-470-030-00 2019 Est. T.C.V. SHIVLIE LOUIE G
 Property Class: 401 1831 S PAVILION DR
 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
40 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	590	0	0
Wood Frame	21.88	100	50	1,094
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,044

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

(11) Heating System: Forced Hot Water
 Ground Area = 1024 SF Floor Area = 1024 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	832		
1 Story	Siding	Crawl Space	192		
			Total:	109,132	70,933

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,120		728	

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	576	16,911		10,992	
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost	528	21,326		13,862	
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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Deck

w/Roof (Roof portion)	90	1,267		824	
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Local Cost Items

SANITARY SEWER	1	0		0	*94% Good
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Totals: 155,358 100,980

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 88,862

2019 Est. T.C.V. 009-470-030-00 = 115,906

Est. TCV/Total Floor Area = 113.19, Most recent sale 07/27/2015 for 94,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
51,700	0	0	0	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
58,000	0	46,836	0	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,000	58,000	58,000	46,836	46,836	46,836	

009-470-031-00	2019 Est. T.C.V.	MASLOWSKY GERALD L & NANCY J &
Property Class: 401		1841 S PAVILION DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors * LOT 31 & 1/4 OF LOT 32

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
50 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.77	48	71	776
Total Estimated Land Improvements True Cash Value =				776

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 872 SF Floor Area = 872 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	872		
			Total:	71,662	42,996

Other Additions/Adjustments

Plumbing
 Average Fixture(s) 1 778 467

Porches
 CSEP (1 Story) 160 4,317 2,590

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

Built-Ins
 Appliance Allow. 1 1,243 746

Local Cost Items
 SANITARY SEWER 1 0 0 *94% Good

Totals: 80,787 48,471

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 42,654

2019 Est. T.C.V. 009-470-031-00 = 68,430

Est. TCV/Total Floor Area = 78.47

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
28,200	28,200	28,200	23,946	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,000	0	0	574	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,200	34,200	34,200	24,520	24,520	0	

009-470-032-00 2019 Est. T.C.V. COLE KEVIN B & ROSLIND
 Property Class: 401 7476 W MISSAUKEE BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors * LOTS 33 AND 34 & PRT OF32
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> GROUP A 10K 10000 100 LOT 34 10,000
 <Site Value A> GROUP A 10K 10000 100 LOT 33 & 3/4 OF LOT 32 10,000
 110 Actual Front Feet, 0.35 Total Acres Total Est. Land Value = 20,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	140	0	0
D/W/P: Asphalt Paving	2.19	840	0	0
Fencing: Wire Mesh, #9	2.84	680	0	0
Wood Frame	25.55	48	50	613
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,563

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

(11) Heating System: Forced Hot Water
 Ground Area = 1008 SF Floor Area = 1008 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,008		
Total:				92,833	51,058

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	513
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Porches

WGEP (1 Story)	153	8,761	4,819
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Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	672	18,823	10,353	
Common Wall: 1 Wall	1	-1,906	-1,048	
Class: CD Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost	241	11,411	6,276	
Common Wall: 1.5 Wall	1	-2,856	-1,571	

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

Wood Stove	1	1,630	896
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 136,382 75,010

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 66,009

2019 Est. T.C.V. 009-470-032-00 = 87,572

Est. TCV/Total Floor Area = 86.88, Most recent sale 11/22/2016 for 62,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,700	36,700	36,700	35,428	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,100	0	850	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,800	43,800	43,800	36,278	36,278	0	

009-470-035-00 2019 Est. T.C.V. THOMPSON TERRY D
Property Class: 401 7450 W MISSAUKEE BLVD
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors * LOTS 35, 36 & 37

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100	LOT 35	10,000
<Site Value A> GROUP A 10K					10000	100		10,000
120 Actual Front Feet, 0.39 Total Acres Total Est. Land Value =								20,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	121	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1946

(11) Heating System: Forced Air w/ Ducts
Ground Area = 936 SF Floor Area = 1090 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	Basement	616		
1 Story	Siding	Slab	320		
Total:				120,464	72,273

Other Additions/Adjustments

Plumbing

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

Garages

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

Base Cost	528	17,757	10,654
Common Wall: 1 Wall	1	-2,038	-1,223

Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,259
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Fireplaces

Exterior 1 Story	1	4,942	2,965
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Deck

Treated Wood	20	693	416
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 151,734 91,034

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 80,110

2019 Est. T.C.V. 009-470-035-00 = 101,060

Est. TCV/Total Floor Area = 92.72

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,600	42,600	42,600	38,678	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,900	0	0	928	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,500	50,500	50,500	39,606	39,606	39,606	

009-470-038-00 2019 Est. T.C.V. BROWN DARREN R & TRACY L
 Property Class: 401 1840 S SWEETBRIAR AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * LOTS 38 & 39

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
80 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								35,000

Land Improvement Cost Estimates

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

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

(11) Heating System: Wall/Floor Furnace
 Ground Area = 572 SF Floor Area = 572 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	572		
Total:				49,692	32,299

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	506		

Porches					
CGEP (1 Story)	88	4,206	2,734		
CGEP (1 Story)	260	8,988	5,842		

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

Built-Ins					
Appliance Allow.	1	1,243	808		

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

Totals: 69,977 45,485

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 40,027

2019 Est. T.C.V. 009-470-038-00 = 76,160

Est. TCV/Total Floor Area = 133.15, Most recent sale 07/01/2001 for 85,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,500	35,500	35,500	25,227	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,600	0	0	605	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,100	38,100	38,100	25,832	25,832	0	

009-470-040-00 2019 Est. T.C.V. WILDES STEPHEN G
 Property Class: 401 S SWEETBRIAR AVE
 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
40 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

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

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

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

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

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			672	18,897	13,228
Totals:				18,897	13,228

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 11,641

2019 Est. T.C.V. 009-470-040-00						=	37,591
Est. TCV/Total Floor Area =	0.00						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
18,200	18,200	18,200	7,859	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	600	0	0	188	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
18,800	18,800	18,800	8,047	8,047	0		

009-470-041-00	2019 Est. T.C.V.	OZANICH FAMILY TRUST
Property Class: 401		1825 S SWEETBRIAR AVE
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
60 Actual Front Feet, 0.19 Total Acres								Total Est. Land Value = 25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	240	0	0
D/W/P: Patio Blocks	11.84	36	0	0
Wood Frame	24.51	80	50	980

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,930

Cost Est. for Res. Bldg: 1 Single Family	1.5S	Cls C	Blt 1972
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(11) Heating System: Forced Heat & Cool
 Ground Area = 928 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
1.5 Story	Siding	Crawl Space	832		
1 Story	Siding	Crawl Space	96		
			Total:	127,913	83,142

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	728
3 Fixture Bath	1	3,525	2,291
2 Fixture Bath	1	2,359	1,533

Deck

Treated Wood	420	5,111	3,322
Treated Wood	80	1,718	1,117

Balcony

Wood Balcony	40	1,237	804
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	576	20,742	13,482

Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,364
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Fireplaces

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

SANITARY SEWER	1	0	0	*84% Good
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Totals:	173,047	112,478
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Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV:	98,981
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2019 Est. T.C.V. 009-470-041-00	=	125,911
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Est. TCV/Total Floor Area = 93.68

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
56,500	56,500	56,500	45,359	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,500	0	0	1,088	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
63,000	63,000	63,000	46,447	46,447	0	

009-470-042-00 2019 Est. T.C.V. TRAVIS KIM D & SANDRA K
 Property Class: 401 1845 S SWEETBRIAR AVE
 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
60 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	4.92	240	0	0
D/W/P: 3.5 Concrete	4.68	80	0	0
Wood Frame	26.48	36	50	476

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 =				1,426

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1954

(11) Heating System: Wall/Floor Furnace
 Ground Area = 632 SF Floor Area = 632 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	552		
1 Story	Siding	Crawl Space	80		
			Total:	58,668	35,202

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933		560	

Porches					
CSEP (1 Story)	90	3,046		1,828	

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	420	12,062		7,237	

Water/Sewer

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

Built-Ins

Appliance Allow.	1	1,467		880	
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Local Cost Items

SANITARY SEWER	1	0		0	*84% Good
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Totals: 79,144 47,488

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 41,789

2019 Est. T.C.V. 009-470-042-00 = 68,215

Est. TCV/Total Floor Area = 107.94, Most recent sale 11/30/2018 for 83,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,900	30,900	30,900	21,185	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	0	12,915	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,100	34,100	34,100	21,693	34,100	0	

009-470-046-00 2019 Est. T.C.V. FOX SANDRA M TRUST
 Property Class: 401 7390 W MISSAUKEE BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * LOT 46 & 47

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
80 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								20,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.86	308	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 Blt 1969

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1048 SF Floor Area = 1048 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	891		
1 Story	Siding	Crawl Space	157		
			Total:	105,648	68,670

Other Additions/Adjustments

Exterior					
Brick Veneer		56	730	474	
Plumbing					
Average Fixture(s)		1	1,120	728	
Porches					
CCP (1 Story)		32	795	517	
CGEP (1 Story)		112	6,320	4,108	
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost		308	8,328	5,413	
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					
Direct-Vented Gas		1	2,293	1,490	
Local Cost Items					
SANITARY SEWER		1	0	0	*94% Good
			Totals:	130,505	84,826

Notes: 2015 METAL ROOF

ECF (409 - RURAL SUBS) 0.880 => TCV: 74,647

2019 Est. T.C.V. 009-470-046-00		=		95,617	
Est. TCV/Total Floor Area = 91.24, Most recent sale 09/01/2000 for 58,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
43,900	43,900	43,900	39,264	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,900	0	0	942	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
47,800	47,800	47,800	40,206	40,206	0

009-470-048-00 2019 Est. T.C.V. BOUZA LARRY A & BONNIE S
 Property Class: 401 1866 S WILDROSE AVE
 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
40 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	750	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1008 SF Floor Area = 1008 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,008		
Total:				87,319	48,025

Other Additions/Adjustments

Plumbing	Average Fixture(s)	1	933	513
Garages				

Class:	CD Exterior:	Siding	Foundation:	18 Inch (Unfinished)	Base Cost	336	10,460	5,753
Water/Sewer								

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

Built-Ins	Appliance Allow.	1	1,467	807
Local Cost Items				

SANITARY SEWER	1	0	0	*94% Good
Totals:				

Totals: 103,147 56,730

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 49,922

2019 Est. T.C.V. 009-470-048-00 = 75,872

Est. TCV/Total Floor Area = 75.27, Most recent sale 05/01/1995 for 32,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,500	32,500	32,500	29,137	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,400	0	699	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,900	37,900	37,900	29,836	29,836	0	

009-470-049-00 2019 Est. T.C.V. STARTSMAN DANIEL JR & KLOHA NANCY
 Property Class: 401 1810 S WILDROSE AVE
 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 B> GROUP B 25K					25000	100		25,000
80 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								50,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.57	373	94	1,953
D/W/P: Crushed Rock	1.66	700	94	1,092
Metal Prefab	16.06	35	71	399
Total Estimated Land Improvements True Cash Value =				3,444

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls CD Blt 1967

(11) Heating System: Space Heater
 Ground Area = 739 SF Floor Area = 739 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	739		
Total:				70,408	49,286

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	653		
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		
Local Cost Items					
SANITARY SEWER	1	0	0		*94% Good
Totals:				78,094	54,666

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 48,106

2019 Est. T.C.V. 009-470-049-00 = 101,550

Est. TCV/Total Floor Area = 137.42

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
46,900	46,900	46,900	27,142	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	0	651	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,800	50,800	50,800	27,793	27,793	0	

009-470-051-00	2019 Est. T.C.V.	STEPHAN EDWARD D
Property Class: 402		S WILDROSE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * PRT OF LOT 51

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	50	1/2 OF LOT 51	12,500
40 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	12,500

2019 Est. T.C.V. 009-470-051-00 = 12,500

Est. TCV/Total Floor Area = 16.91

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,300	6,300	6,300	1,090	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	26	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,300	6,300	6,300	1,116	1,116	1,116	

009-470-051-50 2019 Est. T.C.V. STAPLETON LINDA A ETAL
 Property Class: 401 1815 S WILDROSE AVE
 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
90 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								20,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	110	77	423
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 =				1,373

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1956

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 939 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	Slab	939		
			Total:	119,049	77,382

Other Additions/Adjustments

Plumbing

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

Balcony

Wood Balcony	40	1,237	804
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	462	16,235	10,553
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	207	7,889	5,128

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

Direct-Vented Gas	1	2,293	1,490
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Local Cost Items

SANITARY SEWER	1	0	0	*90% Good
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Totals: 158,988 103,342

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 90,941

2019 Est. T.C.V. 009-470-051-50 = 112,314

Est. TCV/Total Floor Area = 95.67

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2019 New Eq. Adjustment	Losses
51,300	51,300	51,300	38,407	2.40	0	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,200	56,200	56,200	39,328	39,328	0	

009-470-052-00	2019 Est. T.C.V.	WEISS PHILLIP E
Property Class: 401		1865 S WILDROSE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

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 A> GROUP A 10K					10000	100		10,000
120 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								30,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	11.80	100	46	543
Total Estimated Land Improvements True Cash Value =				543

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

(11) Heating System: Wall/Floor Furnace
 Ground Area = 816 SF Floor Area = 816 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	816		
Total:				71,126	42,676

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	560
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Garages

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

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

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

Built-Ins

Appliance Allow.	1	1,467	880
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Fireplaces

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

SANITARY SEWER	1	0	0	*94% Good
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Totals:	93,290	55,974
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Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 49,257

2019 Est. T.C.V. 009-470-052-00 = 79,800

Est. TCV/Total Floor Area = 97.79

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,200	35,200	35,200	31,042	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,700	0	0	745	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,900	39,900	39,900	31,787	31,787	0	

009-470-052-50 2019 Est. T.C.V. POPPE DONALD L JR & BONNIE (LE)
 Property Class: 401 MISSAUKEE BLVD
 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
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								25,000

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

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

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

Carports

Aluminum			252	2,568	2,311
			Totals:	2,568	2,311

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 2,034

2019 Est. T.C.V. 009-470-052-50 = 27,034

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,700	13,700	13,700	3,811	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-200	0	0	91	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,500	13,500	13,500	3,902	3,902	0	

009-470-055-00 2019 Est. T.C.V. MOTZ FREDERICK & CHRISTINE
 Property Class: 401 7314 W MISSAUKEE BLVD
 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 B> GROUP B 25K 25000 100 25,000
 <Site Value B> GROUP B 25K 25000 100 25,000
 80 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 50,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	450	0	0
Metal Prefab	15.68	80	71	890
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				2,790

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1972

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 960 SF Floor Area = 960 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	816		
1 Story	Siding	Piers	144		
			Total:	93,688	62,877

Other Additions/Adjustments

Plumbing	Average Fixture(s)	1	1,120	728
Deck				
Treated Wood		144	2,533	1,646
Treated Wood		456	5,394	3,506
Treated Wood		144	2,533	1,646

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 576 16,911 10,992

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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Carports

Fiberglass	312	3,354	2,180
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 138,115 89,766

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCv: 78,994

2019 Est. T.C.V. 009-470-055-00 = 131,784

Est. TCv/Total Floor Area = 137.28, Most recent sale 03/01/2001 for 79,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
60,300	60,300	60,300	38,113	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,600	0	914	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,900	65,900	65,900	39,027	39,027	0	

009-470-057-00	2019 Est. T.C.V.	SAYEGH RAYMOND G & MARJORIE J
Property Class: 402		S ARBUTUS AVE
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
40 Actual Front Feet, 0.07 Total Acres							Total Est. Land Value =	25,000

2019 Est. T.C.V. 009-470-057-00 = 25,000

Est. TCV/Total Floor Area = 26.04

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
12,500	12,500	12,500	2,509	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	60	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
12,500	12,500	12,500	2,569	2,569	0		

009-470-057-50 2019 Est. T.C.V. BECKER GEORGE A & DOUGLAS TRUSTEES
 Property Class: 401 S ARBUTUS AVE
 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
40 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	648	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 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=65/100/100/100/65

Building Areas

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

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 528 12,186 7,921
 Totals: 12,186 7,921

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 10,297

2019 Est. T.C.V. 009-470-057-50 = 37,197

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,200	19,200	19,200	6,878	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	0	165	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,600	18,600	18,600	7,043	7,043	0	

009-470-060-00 2019 Est. T.C.V. SCHUT THOMAS & BEVERLY A
 Property Class: 401 7240 W MISSAUKEE BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * LOT 60&61 EXP W 40' EA
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value B> GROUP B 25K 25000 100 25,000
 <Site Value B> GROUP B 25K 25000 100 25,000
 80 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 50,000

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

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1200 SF Floor Area = 1200 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,200		
			Total:	92,942	55,765

Other Additions/Adjustments

Plumbing
 Average Fixture(s) 1 778 467

Garages
 Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 576 12,954 7,772
 Storage Over Garage 288 2,313 1,388
 Class: D Exterior: Pole (Unfinished)
 Base Cost 576 9,711 5,827

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

Local Cost Items
 SANITARY SEWER 1 0 0 *90% Good

Totals: 128,781 77,269

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 67,997

2019 Est. T.C.V. 009-470-060-00 = 118,947
 Est. TCV/Total Floor Area = 99.12, Most recent sale 02/01/2000 for 70,000
 2018 Assessed MBOR S.E.V. Base for Cap C.P.I.
 52,600 52,600 52,600 41,846 2.40
 2019 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 0 6,900 0 0 1,004 0
 2019 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
 59,500 59,500 59,500 42,850 42,850 0

009-470-060-50	2019 Est. T.C.V.	SCHUT THOMAS H & BEVERLY A
Property Class: 402		W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * W40' LOTS 60&61

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
80 Actual Front Feet, 0.07 Total Acres							Total Est. Land Value =	25,000

2019 Est. T.C.V. 009-470-060-50	=	25,000			
Est. TCV/Total Floor Area = 20.83					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
12,500	12,500	12,500	544	2.40	
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	13	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,500	12,500	12,500	557	557	0

009-470-062-00 2019 Est. T.C.V. LOOMIS RICHARD P &
 Property Class: 401 1898 S GOLDENROD AVE
 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
40 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.57	961	0	0
D/W/P: 4in Ren. Conc.	5.57	700	0	0
Metal Prefab	11.80	100	45	531

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 =				2,906

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

(11) Heating System: Wall/Floor Furnace
 Ground Area = 728 SF Floor Area = 728 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	728		
Total:				64,408	38,646

Other Additions/Adjustments

Plumbing	Average Fixture(s)			
	1	933	560	

Porches				
CCP (1 Story)	100	1,949	1,169	

Garages

Class: CD Exterior: Pole (Unfinished)				
Base Cost	672	12,593	7,556	
Door Opener	2	736	442	

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	

Local Cost Items

SANITARY SEWER				
	1	0	0	*94% Good

Totals: 89,385 53,633

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCv: 47,197

2019 Est. T.C.V. 009-470-062-00 = 60,103

Est. TCv/Total Floor Area = 82.56, Most recent sale 09/09/2011 for 45,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,300	26,300	26,300	25,372	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,800	0	608	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,100	30,100	30,100	25,980	25,980	0	

009-470-063-00	2019 Est. T.C.V.	GEESEMAN LARRY J & ONALEE
Property Class: 402		S GOLDEN ROD AVE
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
40 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	10,000

2019 Est. T.C.V. 009-470-063-00 = 10,000

Est. TCV/Total Floor Area = 13.74

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	1,854	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	
5,000	5,000	5,000	1,898	1,898	1,898	

009-470-068-00 2019 Est. T.C.V. WOODWORTH MICHAEL &
 Property Class: 401 1956 S GOLDENROD AVE
 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
73 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls D Blt 1975

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 964 SF Floor Area = 1454 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	654		
1 Story	Siding	Crawl Space	310		
			Total:	108,994	59,948

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	778		428
2 Fixture Bath	1	1,633		898

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 576 12,954 7,125

Water/Sewer

Public Sewer	1	892		491
Water Well, 50 Feet	1	1,895		1,042

Built-Ins

Appliance Allow.	1	1,243		684
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Fireplaces

Exterior 1 Story	2	7,541		4,148
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Local Cost Items

SANITARY SEWER	1	0		0	*84% Good
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Totals: 135,930 74,764

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 65,792

2019 Est. T.C.V. 009-470-068-00 = 76,742

Est. TCV/Total Floor Area = 52.78, Most recent sale 08/23/2013 for 28,100

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
29,300	29,300	29,300	28,311	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,100	0	679	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
38,400	38,400	38,400	28,990	28,990	28,990

009-470-069-00 2019 Est. T.C.V. SHIPPY RICHARD R
 Property Class: 401 1955 S ARBUTUS AVE
 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
94 Actual Front Feet, 0.30 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 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

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

(11) Heating System: Wall/Floor Furnace
 Ground Area = 360 SF Floor Area = 360 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	360		
Total:				34,350	24,044

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	933	653	
Water/Sewer					
Public Sewer		1	1,006	704	
Water Well, 50 Feet		1	1,962	1,373	
Built-Ins					
Appliance Allow.		1	1,467	1,027	
Local Cost Items					
SANITARY SEWER		1	0	0	*90% Good
Totals:				39,718	27,801

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 24,465

2019 Est. T.C.V. 009-470-069-00 = 45,435

Est. TCV/Total Floor Area = 126.21

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,800	22,800	22,800	15,944	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-100	0	0	382	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,700	22,700	22,700	16,326	16,326	0	

009-470-071-00	2019 Est. T.C.V.	BODE RICHARD J & BONNIE J
Property Class: 402		S ARBUTUS AVE
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
40 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	10,000

2019 Est. T.C.V. 009-470-071-00 = 10,000

Est. TCV/Total Floor Area = 27.78, Most recent sale 04/01/1999 for 18,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
5,000	5,000	5,000	1,903	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	45	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
5,000	5,000	5,000	1,948	1,948	0			

009-470-072-00 2019 Est. T.C.V. BODE RICHARD J & BONNIE J
 Property Class: 401 1925 S ARBUTUS AVE
 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	50	1/2 LOT	5,000
60 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								15,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.57	99	94	1,821
Wood Frame	18.89	120	94	2,131
Total Estimated Land Improvements True Cash Value =				3,952

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1216 SF Floor Area = 1216 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	Piers	1,216		
Total:				97,860	103,757

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	802
3 Fixture Bath	1	2,929	2,519

Porches

WGEP (1 Story)	317	14,427	12,407
Foundation: Shallow	317	-1,297	-1,115

Deck

Treated Wood	121	2,200	1,892
Treated Wood	99	1,881	1,618
Treated Wood w/Roof (Deck Portion)	133	2,353	2,024
Treated Wood w/Roof (Roof portion)	133	1,631	1,403

Garages

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

Base Cost	480	14,899	12,813
Door Opener	1	368	316

Water/Sewer

Public Sewer	1	1,006	865
Water Well, 50 Feet	1	1,962	1,687

Built-Ins

Appliance Allow.	1	1,467	1,262
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Local Cost Items

SANITARY SEWER	1	0	0	*68% Good
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Totals: 142,619 122,652

Notes: 2002 SCHULT MH

ECF (409 - RURAL SUBS) 0.600 => TCV: 73,591

2019 Est. T.C.V. 009-470-072-00 = 92,543

Est. TCV/Total Floor Area = 76.10

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
43,000	43,000	43,000	21,950	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,300	0	0	526	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,300	46,300	46,300	22,476	22,476	0	

009-470-073-00 2019 Est. T.C.V. BODE RANDALL L & LORRAINE D
 Property Class: 401 1905 S ARBUTUS AVE
 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
60 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								20,000

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 2003

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,352		
Total:				132,339	119,106

Other Additions/Adjustments

Plumbing

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

Deck

Treated Wood	277	3,895	3,505
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	18,824	16,942
Door Opener	1	415	373

Water/Sewer

Public Sewer	1	1,134	1,021
Water Well, 50 Feet	1	2,038	1,834

Built-Ins

Appliance Allow.	1	2,099	1,889
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Porches

WPP	15	603	543
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Local Cost Items

SANITARY SEWER	1	0	0	*86% Good
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Totals: 165,992 149,393

Notes:

ECF (409 - RURAL SUBS) 0.400 => TCv: 59,757

2019 Est. T.C.V. 009-470-073-00 = 79,757

Est. TCv/Total Floor Area = 58.99

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
46,900	46,900	46,900	29,497	2.40	0	0	0	707	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
39,900	39,900	39,900	30,204	30,204	0				

009-470-075-00 2019 Est. T.C.V. BALCER MARTIN F & LORI L
 Property Class: 401 7279 W MISSAUKEE BLVD
 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
40 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

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

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1200 SF Floor Area = 1200 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,200		
Total:				119,296	77,543

Other Additions/Adjustments

Plumbing

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

Porches

WPP	47	1,377	895
WPP	316	3,568	2,319

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 480 13,229 8,599

Water/Sewer

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

Built-Ins

Appliance Allow.	1	1,467	954
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 144,808 94,125

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 82,830

2019 Est. T.C.V. 009-470-075-00 = 93,770

Est. TCV/Total Floor Area = 78.14

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,700	42,700	42,700	37,403	2.40		
2019 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	4,200	0	0	897	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,900	46,900	46,900	38,300	38,300	38,300	

009-470-076-00 2019 Est. T.C.V. SANBORN FAMILY TRUST
 Property Class: 401 1916 S ARBUTUS AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors * 3 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
<Site Value C>	GROUP C	5K SITE			5000	100		5,000
120 Actual Front Feet, 0.39 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	16.77	123	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 HUD Cls D Blt 2004

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1194 SF Floor Area = 1194 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,194		
			Total:	89,085	94,534

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	685
2 Fixture Bath	1	1,633	1,437

Porches

WCP (1 Story)	186	4,693	4,130
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Deck

Treated Wood	120	2,137	1,881
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Water/Sewer

Public Sewer	1	892	785
Water Well, 50 Feet	1	1,895	1,668

Built-Ins

Appliance Allow.	1	1,243	1,094
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Local Cost Items

SANITARY SEWER	1	0	0	*87% Good
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Totals: 102,356 90,075

Notes: 2004 REDMAN MH

ECF (409 - RURAL SUBS) 0.400 => TCV: 36,030

2019 Est. T.C.V. 009-470-076-00 = 62,000

Est. TCV/Total Floor Area = 51.93

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,600	30,600	30,600	24,243	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	0	581	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,000	31,000	31,000	24,824	24,824	0	

009-470-083-00 2019 Est. T.C.V. MARKS MICHAEL & SARAH TRUST
 Property Class: 401 1956 S ARBUTUS AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors * 5 LOTS								
<Site Value A> GROUP A 10K					10000	100		10,000
<Site Value A> GROUP A 10K					10000	100		10,000
<Site Value B> GROUP B 25K					25000	100	3 LOTS SURPLUS	25,000
200 Actual Front Feet, 0.64 Total Acres Total Est. Land Value =								45,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.57	975	50	2,715
Wood Frame	16.36	240	94	3,690
Total Estimated Land Improvements True Cash Value =				6,405

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1994

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,344		
			Total:	122,156	103,833

Other Additions/Adjustments

Plumbing

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

Porches

WCP (1 Story)	210	5,634	4,789
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Deck

Treated Wood	64	1,503	1,187	*79% Good
Treated Wood	64	1,503	1,187	*79% Good
Treated Wood w/Roof (Deck Portion)	192	2,986	2,717	*91% Good
Treated Wood w/Roof (Roof portion)	192	2,246	2,044	

Garages

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

Door Opener	1	368	313
Base Cost	1152	27,994	23,795

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
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Fireplaces

Wood Stove	1	1,630	1,385
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Local Cost Items

SANITARY SEWER	1	0	0	*74% Good
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Totals: 176,635 150,273

Notes:

ECF (409 - RURAL SUBS) 0.600 => TCV: 90,164

2019 Est. T.C.V. 009-470-083-00 = 141,569

Est. TCV/Total Floor Area = 105.33

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
81,000	81,000	81,000	39,425	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-10,200	0	0	946	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
70,800	70,800	70,800	40,371	40,371	40,371	

009-470-084-00 2019 Est. T.C.V. VAILLANCOURT MICHAEL B &
 Property Class: 401 1955 S WILDROSE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * 3 LOTS
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value C> GROUP C 5K SITE 5000 100 5,000
 <Site Value C> GROUP C 5K SITE 5000 100 5,000
 <Site Value C> GROUP C 5K SITE 5000 100 5,000
 124 Actual Front Feet, 0.40 Total Acres Total Est. Land Value = 15,000

Land Improvement Cost Estimates
 Description Rate Size % Good Cash Value
 Fencing: Vnyl, 2 Rail 12.36 20 0 0
 D/W/P: Asphalt Paving 2.35 810 0 0
 D/W/P: 3.5 Concrete 5.00 400 0 0
 Residential Local Cost Land Improvements
 Description Rate Size % Good Cash Value
 LAND IMPROVE 1000 1,000.00 2 97 1,940
 Total Estimated Land Improvements True Cash Value = 1,940

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 1999
 (11) Heating System: Forced Air w/ Ducts
 Ground Area = 1352 SF Floor Area = 1352 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,352		
			Total:	149,740	127,278

Other Additions/Adjustments

Plumbing

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

Deck

Treated Wood w/Roof (Deck Portion)	180	2,930	2,490
Treated Wood w/Roof (Roof portion)	180	2,338	1,987
Treated Wood	98	1,920	1,632
Treated Wood	65	1,550	1,317
Treated Wood	20	693	589

Garages

Class: C Exterior: Pole (Unfinished)
 Door Opener 3 1,244 1,057
 Base Cost 1056 19,335 16,435

Water/Sewer

Public Sewer	1	1,134	964
Water Well, 50 Feet	1	2,038	1,732

Built-Ins

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

SANITARY SEWER	1	0	0	*80% Good
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Totals: 189,666 161,213

Notes: MODULAR

ECF (409 - RURAL SUBS) 0.600 => TCV: 96,728

2019 Est. T.C.V. 009-470-084-00 = 113,668
 Est. TCV/Total Floor Area = 84.07, Most recent sale 10/01/1997 for 42,000
 2018 Assessed MBOR S.E.V. Base for Cap C.P.I.
 58,800 58,800 58,800 53,212 2.40
 2019 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 0 -2,000 0 0 1,277 0
 2019 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
 56,800 56,800 56,800 54,489 54,489 54,489

009-470-087-00 2019 Est. T.C.V. DOEDERLEIN RONALD F & LINDA L, TTEES
 Property Class: 401 1935 S WILDROSE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *		3 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
<Site Value C>	GROUP C	5K SITE			5000 100		5,000
120 Actual Front Feet, 0.39 Total Acres Total Est. Land Value =							25,000

Land Improvement Cost Estimates

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

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

(11) Heating System: Forced Air w/o Ducts
 Ground Area = 2052 SF Floor Area = 2052 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,052		
			Total:	212,611	191,351

Other Additions/Adjustments

Plumbing

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

Deck

Treated Wood w/Roof (Deck Portion)	32	1,066	959
Treated Wood w/Roof (Roof portion)	32	527	474
Treated Wood w/Roof (Deck Portion)	260	3,734	3,361
Treated Wood w/Roof (Roof portion)	260	3,154	2,839

Garages

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

Base Cost	440	14,010	12,609
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Water/Sewer

Public Sewer	1	1,134	1,021
Water Well, 100 Feet	1	4,407	3,966

Built-Ins

Appliance Allow.	1	2,099	1,889
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Local Cost Items

SANITARY SEWER	1	0	0	*80% Good
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Totals: 247,387 222,649

Notes:

ECF (409 - RURAL SUBS) 0.600 => TCV: 133,589

2019 Est. T.C.V. 009-470-087-00 = 159,539

Est. TCV/Total Floor Area = 77.75

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,900	75,900	75,900	61,708	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	0	1,480	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
79,800	79,800	79,800	63,188	63,188	63,188	

009-470-090-00 2019 Est. T.C.V. DOEDERLEIN JILL M
 Property Class: 401 1915 S WILDROSE AVE
 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
40 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.34	100	94	1,630
Total Estimated Land Improvements True Cash Value =				1,630

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

(11) Heating System: Wall/Floor Furnace
 Ground Area = 526 SF Floor Area = 526 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	526		
Total:				46,373	27,824

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	778	467	
Porches					
CGEP (1 Story)		48	2,780	1,668	
Water/Sewer					
Public Sewer		1	892	535	
Water Well, 100 Feet		1	4,178	2,507	
Built-Ins					
Appliance Allow.		1	1,243	746	
Local Cost Items					
SANITARY SEWER		1	0	0	*93% Good
Totals:				56,244	33,747

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 29,697

2019 Est. T.C.V. 009-470-090-00 = 41,327

Est. TCV/Total Floor Area = 78.57

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,600	16,600	16,600	12,128	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,100	0	0	291	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,700	20,700	20,700	12,419	12,419	0	

009-470-091-00 2019 Est. T.C.V. VULPETTI JACK C TRUST
 Property Class: 401 7361 W MISSAUKEE BLVD
 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
40 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C -5 Blt 1959

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 720 SF Floor Area = 1080 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	720			*71% Good
			Total:	93,439	66,342	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	795
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Garages

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

Base Cost	672	20,993	14,905
Storage Over Garage	448	4,673	3,318
Common Wall: 1 Wall	1	-2,038	-1,325
Door Opener	2	830	589

Water/Sewer

Public Sewer	1	1,134	805
Water Well, 50 Feet	1	2,038	1,447

Built-Ins

Appliance Allow.	1	2,099	1,490
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Local Cost Items

SANITARY SEWER	1	0	0	*89% Good
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Totals: 124,288 88,366

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 77,762

2019 Est. T.C.V. 009-470-091-00 = 90,262

Est. TCV/Total Floor Area = 83.58, Most recent sale 06/01/1996 for 34,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,000	40,000	40,000	35,130	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,100	0	0	843	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,100	45,100	45,100	35,973	35,973	0	

009-470-092-00 2019 Est. T.C.V. KELLEY BRIAN C
 Property Class: 401 1906 S WILDROSE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * 3 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
<Site Value C>	GROUP C	5K SITE			5000	100		5,000
120 Actual Front Feet, 0.39 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

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

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 936 SF Floor Area = 1170 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	936		
			Total:	108,934	98,041

Other Additions/Adjustments

Plumbing

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

Porches

WCP (1 Story)	144	4,353	3,918
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Garages

Class: CD Exterior: Pole (Unfinished)			
Base Cost	768	13,862	12,476

Water/Sewer

Public Sewer	1	1,006	905
Water Well, 50 Feet	1	1,962	1,766

Built-Ins

Appliance Allow.	1	1,467	1,320
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Local Cost Items

SANITARY SEWER	1	0	0	*89% Good
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Totals: 135,446 121,902

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 107,274

2019 Est. T.C.V. 009-470-092-00 = 133,224

Est. TCV/Total Floor Area = 113.87

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
65,800	65,800	65,800	55,692	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	800	0	0	1,336	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
66,600	66,600	66,600	57,028	57,028	57,028	

009-470-095-00 2019 Est. T.C.V. SPEAR MARY JANE
 Property Class: 401 1936 S WILDROSE AVE
 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
80 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								20,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1965

(11) Heating System: Wall Furnace

Ground Area = 500 SF Floor Area = 500 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	500		
Total:				22,807	7,982

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical 120 983 344

Porches

WCP (1 Story) 96 2,623 918

Water/Sewer

Public Sewer 1 892 312

Water Well, 50 Feet 1 1,895 663

Local Cost Items

SANITARY SEWER 1 0 0 *94% Good

Totals: 29,200 10,219

Notes:

ECF (409 - RURAL SUBS) 0.500 => TCV: 5,110

2019 Est. T.C.V. 009-470-095-00 = 25,110

Est. TCV/Total Floor Area = 50.22

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,800	12,800	12,800	11,026	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-200	0	0	264	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,600	12,600	12,600	11,290	11,290	0	

009-470-097-00 2019 Est. T.C.V. WALTZ LAWRENCE L
 Property Class: 401 1946 S WILDROSE AVE
 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
40 Actual Front Feet, 0.13 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	500	0	0
Wood Frame	21.25	120	50	1,275
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,225

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

(11) Heating System: Wall Furnace
 Ground Area = 980 SF Floor Area = 980 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	980		
			Total:	34,054	11,918

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical 144 1,179 413

Porches

WGEP (1 Story) 192 7,350 2,572
 Foundation: Shallow 192 -972 -340

Deck

Treated Wood w/Roof (Deck Portion) 160 2,597 909
 Treated Wood w/Roof (Roof portion) 160 1,749 612
 w/Roof (Roof portion) 1152 10,863 3,802

Garages

Class: D Exterior: Pole (Unfinished)
 Base Cost 480 8,530 2,985

Water/Sewer

Public Sewer 1 892 312
 Water Well, 100 Feet 1 4,178 1,462

Local Cost Items

SANITARY SEWER 1 0 0 *84% Good

Totals: 70,420 24,645

Notes:

ECF (409 - RURAL SUBS) 0.500 => TCV: 12,323

2019 Est. T.C.V. 009-470-097-00 = 24,548

Est. TCV/Total Floor Area = 25.05

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,200	12,200	12,200	11,435	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	274	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,300	12,300	12,300	11,709	11,709	11,709	

009-470-098-00	2019 Est. T.C.V.	WALTZ LAWRENCE L
Property Class: 401		1946 S WILDROSE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * 3 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	GROUP C	5K	SITE		5000	100		5,000
<Site Value C>	GROUP C	5K	SITE		5000	100		5,000
<Site Value C>	GROUP C	5K	SITE		5000	100		5,000
110 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								15,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.99	128	50	1,343
Total Estimated Land Improvements True Cash Value =				1,343

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

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

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

Garages

Class: C Exterior: Pole (Unfinished)					
Base Cost			1280	23,437	21,093
Totals:				23,437	21,093

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 18,562

2019 Est. T.C.V. 009-470-098-00				=	34,905
Est. TCV/Total Floor Area =	0.00				
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
20,500	20,500	20,500	18,378	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-3,000	0	0	-878	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,500	17,500	17,500	18,819	17,500	17,500

009-470-101-00 2019 Est. T.C.V. CHANEY RUSSELL J & LINDA E
 Property Class: 401 1929 S SWEETBRIAR AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

		* Factors *		3 LOTS		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value C>	GROUP C	5K	SITE		5000 100	5,000
<Site Value C>	GROUP C	5K	SITE		5000 100	5,000
<Site Value C>	GROUP C	5K	SITE		5000 100	5,000
125 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =						15,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.45	100	94	1,828
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 =				2,778

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 1274 SF Floor Area = 1274 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,274		
			Total:	113,059	84,792

Other Additions/Adjustments

Plumbing

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

Garages

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

Base Cost	677	18,929	14,197
Common Wall: 1 Wall	1	-1,906	-1,429
Door Opener	1	368	276

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	*86% Good
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Totals: 141,065 105,797

Notes: 2010 ADDITION

ECF (409 - RURAL SUBS) 0.880 => TCv: 93,101

2019 Est. T.C.V. 009-470-101-00 = 110,879

Est. TCv/Total Floor Area = 87.03, Most recent sale 04/25/2018 for 100,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
64,600	64,600	64,600	55,196	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-9,200	0	0	204	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
55,400	55,400	55,400	56,520	55,400	0

009-470-104-00 2019 Est. T.C.V. ROGERS STEVEN J TRUST
 Property Class: 401 1919 S SWEETBRIAR AVE
 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
<Site Value C>	GROUP C	5K SITE			5000	100		5,000
120 Actual Front Feet, 0.39 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.57	800	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1994

(11) Heating System: Forced Heat & Cool
 Ground Area = 1196 SF Floor Area = 1196 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	1,196		
			Total:	110,371	93,814

Other Additions/Adjustments

Plumbing

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

Deck

Treated Wood	104	1,951	1,658
Treated Wood	130	2,317	1,969

Garages

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

Door Opener	2	830	705
Base Cost	1624	43,767	37,202

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
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Local Cost Items

SANITARY SEWER	1	0	0
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Totals: 169,851 144,371

Notes: 94' DUTCH

ECF (409 - RURAL SUBS) 0.600 => TCV: 86,623

2019 Est. T.C.V. 009-470-104-00 = 113,523

Est. TCV/Total Floor Area = 94.92, Most recent sale 11/09/2011 for 65,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,000	52,000	52,000	45,377	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,800	0	0	1,089	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,800	56,800	56,800	46,466	46,466	0	

009-470-107-00 2019 Est. T.C.V. JOHNSON ALLEN
 Property Class: 401 7417 W MISSAUKEE BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors * EAST 50' OF 3 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
50 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

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

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

(11) Heating System: Space Heater
 Ground Area = 448 SF Floor Area = 448 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	448		
			Total:	41,826	23,004

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	513		

Porches					
WGEP (1 Story)	200	10,442	5,743		

Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost	352	14,552	8,004		

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

Built-Ins					
Appliance Allow.	1	1,467	807		

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

Totals: 72,188 39,703

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 34,939

2019 Est. T.C.V. 009-470-107-00 = 45,889

Est. TCV/Total Floor Area = 102.43, Most recent sale 03/06/2018 for 62,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,100	20,100	20,100	19,501	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	3,399	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,900	22,900	22,900	19,969	22,900	22,900	

009-470-108-00 2019 Est. T.C.V. DREUTH KEVIN & KRIN
 Property Class: 401 7421 W MISSAUKEE BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors * W 90' OF 3 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
<Site Value C> GROUP C 5K SITE					5000	100		5,000
120 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								15,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.20	180	71	2,198
Total Estimated Land Improvements True Cash Value =				2,198

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1084 SF Floor Area = 1084 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,084		
Total:				92,972	51,136

Other Additions/Adjustments

Plumbing
 Average Fixture(s) 1 933 513

Porches
 CCP (1 Story) 176 3,260 1,793

Deck
 Treated Wood 252 3,573 1,965
 w/Roof (Roof portion) 80 1,044 574

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Common Wall: 1 Wall 1 -1,552 -854
 Base Cost 200 6,808 3,744

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

Local Cost Items

SANITARY SEWER 1 0 0 *86% Good

Totals: 113,791 62,585

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 55,075

2019 Est. T.C.V. 009-470-108-00 = 72,273

Est. TCV/Total Floor Area = 66.67, Most recent sale 09/21/2012 for 24,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,400	24,400	24,400	23,867	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,700	0	0	572	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,100	36,100	36,100	24,439	24,439	0	

009-470-110-00 2019 Est. T.C.V. SANDOW KIM P & LORI G
 Property Class: 401 7451 W MISSAUKEE BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors * 5 LOTS
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value B> GROUP B 25K 25000 100 25,000
 200 Actual Front Feet, 0.64 Total Acres Total Est. Land Value = 25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.76	160	94	2,671
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,621

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls CD Blt 1945

(11) Heating System: Forced Hot Water
 Ground Area = 1064 SF Floor Area = 1862 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,064		
			Total:	145,501	87,300

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	560
3 Fixture Bath	1	2,929	1,757

Porches

CGEP (1 Story)	220	8,972	5,383
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Garages

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

Base Cost	520	15,751	9,451
Common Wall: 1/2 Wall	1	-950	-570

Class: CD Exterior: Pole (Unfinished)

Base Cost	1480	24,257	14,554
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Water/Sewer

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

Built-Ins

Appliance Allow.	1	1,467	880
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Fireplaces

Exterior 1 Story	1	4,331	2,599
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Breezeways

Frame Wall	64	2,912	1,747
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Local Cost Items

SANITARY SEWER	1	0	0	*90% Good
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Totals: 209,071 125,442

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 110,389

2019 Est. T.C.V. 009-470-110-00 = 139,010
 Est. TCV/Total Floor Area = 74.66, Most recent sale 06/26/2009 for 0

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
57,300	57,300	57,300	57,300	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,200	0	1,375	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
69,500	69,500	69,500	58,675	58,675	58,675

009-470-115-00 2019 Est. T.C.V. THOMAS ROBERT & KARIN (TTEE)
 Property Class: 401 1926 S SWEETBRIAR AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * LOTS 115 & 116 & N10'
 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
 90 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 20,000

Land Improvement Cost Estimates
 Description Rate Size % Good Cash Value
 D/W/P: Crushed Rock 1.61 550 85 753
 Wood Frame 15.03 192 85 2,453
 Total Estimated Land Improvements True Cash Value = 3,206

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1248 SF Floor Area = 1248 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	1,248		
			Total:	99,100	89,190

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	700
3 Fixture Bath	1	2,463	2,217

Porches

WPP	502	4,965	4,468
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Water/Sewer

Public Sewer	1	892	803
Water Well, 100 Feet	1	4,178	3,760

Built-Ins

Appliance Allow.	1	1,243	1,119
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 113,619 102,257

Notes: 1999 FAIRMONT

ECF (409 - RURAL SUBS) 0.600 => TCV: 61,354

2019 Est. T.C.V. 009-470-115-00 = 84,560

Est. TCV/Total Floor Area = 67.76, Most recent sale 11/01/1994 for 5,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
36,600	36,600	36,600	32,218	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	773	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
42,300	42,300	42,300	32,991	32,991	32,991

009-470-120-00 2019 Est. T.C.V. OWSTON JOAN
 Property Class: 401 1985 S PAVILION DR
 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
51 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	128	82	491
Total Estimated Land Improvements True Cash Value =				491

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

(11) Heating System: Wall/Floor Furnace
 Ground Area = 720 SF Floor Area = 720 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	720		
			Total:	65,795	36,187

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	513
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Porches

CCP (1 Story)	50	1,045	575
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Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 400 11,656 6,411

Water/Sewer

Public Sewer	1	1,006	553
Water Well, 100 Feet	1	4,280	2,354

Built-Ins

Appliance Allow.	1	1,467	807
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 86,182 47,400

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 41,712

2019 Est. T.C.V. 009-470-120-00 = 47,203

Est. TCV/Total Floor Area = 65.56

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
19,700	19,700	19,700	19,700	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,900	0	0	472	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
23,600	23,600	23,600	20,172	20,172	20,172

009-470-126-00	2019 Est. T.C.V.	URIE CHADWICK L & JESSICA SUE
Property Class: 401		1925 S PAVILION DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * MOST 126 & 12' OF 127
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value C> GROUP C 5K SITE 5000 100 5,000
 49 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 5,000

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete	5.00	266 0	0
Wood Frame	22.41	96 95	2,043
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 =			2,993

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1940

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 879 SF Floor Area = 879 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	779		
1 Story	Siding	Slab	100		
Total:				83,158	54,054

Other Additions/Adjustments

Plumbing	Average Fixture(s)	1	1,120	728
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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	*89% Good
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Totals: 91,918 59,748

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 52,578

2019 Est. T.C.V. 009-470-126-00 = 60,571

Est. TCV/Total Floor Area = 68.91, Most recent sale 08/28/2012 for 40,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
26,300	26,300	26,300	23,314	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,000	0	0	559	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
30,300	30,300	30,300	23,873	23,873	23,873

009-470-127-00	2019 Est. T.C.V.	VENHUIZEN STEVEN & MILDRED
Property Class: 401		7471 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * PART OF 3 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100	W95 'LOT128&19 N27.5' LOT 127	10,000
107 Actual Front Feet, 0.29 Total Acres								Total Est. Land Value = 10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	2320	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1400 SF Floor Area = 1400 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,400		
			Total:	115,782	69,467

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	933	560	
Porches					
CCP (1 Story)		110	2,130	1,278	
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		576	15,022	9,013	
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					
Interior 1 Story		1	3,567	2,140	
Wood Stove		1	1,630	978	
Breezeways					
Frame Wall		150	6,825	4,095	
Local Cost Items					
SANITARY SEWER		1	0	0	*84% Good
Totals:				152,642	91,583

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 80,593

2019 Est. T.C.V. 009-470-127-00					=	91,543
Est. TCV/Total Floor Area = 65.39, Most recent sale 03/15/2016 for 70,000						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,400	37,400	37,400	37,164	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,400	0	0	891	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,800	45,800	45,800	38,055	38,055	38,055	

009-470-128-00 2019 Est. T.C.V. WIGGINS JON
 Property Class: 401 7459 W MISSAUKEE BLVD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * E 45 OF 2 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
45 Actual Front Feet, 0.08 Total Acres Total Est. Land Value =								10,000

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 675 SF Floor Area = 675 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	675		
Total:				58,093	31,952

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1		778	428
Water/Sewer					
Public Sewer		1		892	491
Water Well, 50 Feet		1		1,895	1,042
Built-Ins					
Appliance Allow.		1		1,243	684
Unit-in-Place Cost Items					
ROOF STRUCT. (SQ FT)		20		85	72 *85% Good
Local Cost Items					
SANITARY SEWER		1		0	0 *94% Good
Totals:				62,986	34,669

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 30,509

2019 Est. T.C.V. 009-470-128-00 = 40,509

Est. TCV/Total Floor Area = 60.01

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,900	15,900	15,900	15,212	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,400	0	365	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,300	20,300	20,300	15,577	15,577	0	

009-480-001-00 2019 Est. T.C.V. CUSHMAN FAMILY TRUST
 Property Class: 401 7540 W FOREST DR
 Map #: COMMON BEARCH (PUB 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	44.00	103.00	1.0325	1.0000	2200	100		99,944
44 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								99,944

 Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	9.92	240	61	1,452
Total Estimated Land Improvements True Cash Value =				1,452

 Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1926

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 736 SF Floor Area = 736 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	208		
1 Story	Siding	Crawl Space	528		
Total:				73,857	44,314

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	560		
Porches					
WGEP (1 Story)	176	9,643	5,786		
Deck					
Treated Wood	264	3,688	2,618	*71% Good	
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	*94% Good	
Totals:		99,205	59,929		

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 77,908

 2019 Est. T.C.V. 009-480-001-00 = 179,304

Est. TCV/Total Floor Area = 243.62

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
91,400	91,400	91,400	52,252	2.40	0	-1,700	0	0	1,254	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT					
89,700	89,700	89,700	53,506	53,506	0					

009-480-002-00 2019 Est. T.C.V. MCKENNA LAURA & JOE
 Property Class: 401 7530 W FOREST DR
 Map #: COMMON BEACH (PUBL 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	59.00	103.00	0.9595	1.0000	2200	100		124,539
59 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								124,539

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.49	144	94	2,774
Total Estimated Land Improvements True Cash Value =				2,774

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1972

(11) Heating System: Electric Baseboard
 Ground Area = 1008 SF Floor Area = 1512 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,008		
Total:				132,439	86,086

Other Additions/Adjustments

Plumbing

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

Deck

Treated Wood	64	1,537	999
Treated Wood	176	2,886	1,876
Treated Wood	256	3,694	2,401

Balcony

Wood Balcony	64	1,979	1,286
Wood Balcony	72	2,226	1,447

Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,364
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Fireplaces

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

SANITARY SEWER	1	0	0	*90% Good
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Totals: 161,097 104,713

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 136,126

2019 Est. T.C.V. 009-480-002-00 = 263,439

Est. TCV/Total Floor Area = 174.23, Most recent sale 05/11/2016 for 272,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
131,900	131,900	131,900	130,381	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-200	0	0	1,319	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
131,700	131,700	131,700	133,510	131,700	0	

009-480-003-00 2019 Est. T.C.V. GUNNERSON MATTHEW
 Property Class: 401 7520 W FOREST DR
 Map #: COMMON BEACH (PUBL LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	52.00	103.00	0.9902	1.0000	2200	100		113,284
52 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								113,284

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
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 1937

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 936 SF Floor Area = 1136 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	399		
1 Story	Siding	Slab	489		
1 Story	Siding	Slab	48		
Total:				92,603	50,933

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	513		

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	280	10,640	5,852		
Common Wall: 1/2 Wall	1	-950	-522		

Water/Sewer

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

Built-Ins

Appliance Allow.	1	1,467	807		
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Fireplaces

Exterior 1 Story	1	4,331	2,382		
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Breezeways

Frame Wall	98	4,459	2,452		
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good	
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Totals: 116,451 64,049

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 83,264

2019 Est. T.C.V. 009-480-003-00 = 197,498

Est. TCV/Total Floor Area = 173.85, Most recent sale 09/10/2014 for 165,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
102,600	102,600	102,600	92,684	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,900	0	0	2,224	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,700	98,700	98,700	94,908	94,908	0	

009-480-004-00 2019 Est. T.C.V. SHARP BRETT & EMILY
 Property Class: 401 1841 S DIVISION ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * PART OF LOTS 4 & 5

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
149 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	365	0	0
Wood Frame	24.51	80	50	980
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,930

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1960

(11) Heating System: Forced Hot Water
 Ground Area = 1194 SF Floor Area = 1544 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	Slab	700		
1 Story	Siding	Slab	494		
			Total:	154,788	100,597

Other Additions/Adjustments

Plumbing

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

Balcony

Wood Balcony	32	989	643
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Garages

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

Base Cost	272	11,623	7,555
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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Fireplaces

Interior 1 Story	1	4,051	2,633
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Deck

Treated Wood	1062	10,461	6,800
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 192,159 124,888

Notes:

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV: 131,132

2019 Est. T.C.V. 009-480-004-00 = 158,062

Est. TCV/Total Floor Area = 102.37, Most recent sale 12/28/2017 for 157,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
68,400	68,400	68,400	68,400	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,600	0	1,641	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
79,000	79,000	79,000	70,041	70,041	70,041	

009-480-005-00	2019 Est. T.C.V.	TOLES MICHAEL J
Property Class: 401		1850 S PAVILION DR
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, 0.18 Total Acres								Total Est. Land Value = 25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.57	570	0	0
D/W/P: 4in Concrete	4.92	72	95	336
Wood Frame	23.67	64	50	757

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,043

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 1958
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(11) Heating System: Wall/Floor Furnace
 Ground Area = 780 SF Floor Area = 780 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	660		
1 Story	Siding	Slab	120		
			Total:	68,390	44,453

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	933	606	
Deck					
Treated Wood		120	2,185	1,420	
Treated Wood		205	3,116	2,025	
w/Roof (Roof portion)		25	393	255	

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		768	20,675	13,439	
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	*94% Good
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Totals:			102,813	66,827	
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Notes:

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV:	70,169
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2019 Est. T.C.V. 009-480-005-00	=	97,212
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Est. TCV/Total Floor Area = 124.63

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,400	40,400	40,400	28,992	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
500	7,700	500	695	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,600	48,600	48,600	30,187	30,187	30,187	

009-480-006-00 2019 Est. T.C.V. MCEWEN GORDON T & BERNADINE
 Property Class: 401 1860 S PAVILION DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * LOTS 6 & 7

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, 0.34 Total Acres Total Est. Land Value =								20,000

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

(11) Heating System: Wall/Floor Furnace
 Ground Area = 1320 SF Floor Area = 1320 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	990		
1 Story	Siding	Slab	330		
			Total:	110,245	77,170

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	933	653	
Porches					
CPP		78	1,183	828	
Water/Sewer					
Public Sewer		1	1,006	704	
Water Well, 50 Feet		1	1,962	1,373	
Built-Ins					
Appliance Allow.		1	1,467	1,027	
Local Cost Items					
SANITARY SEWER		1	0	0	*84% Good
			Totals:	116,796	81,755

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 71,944

2019 Est. T.C.V. 009-480-006-00				=	91,944
Est. TCV/Total Floor Area = 69.65					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,700	40,700	40,700	30,985	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,300	0	0	743	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,000	46,000	46,000	31,728	31,728	0

009-480-008-00 2019 Est. T.C.V. KUZAWA MAUREEN M FAMILY TRUST
 Property Class: 401 1880 S PAVILION DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * LOTS 8 & 9

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
102 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								20,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	1180	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 CD Blt 1968

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1154 SF Floor Area = 1154 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	1,154		
			Total:	101,314	60,788

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933		560	

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	780	18,681		11,209	

Water/Sewer

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

Built-Ins

Appliance Allow.	1	1,467		880	
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Breezeways

Frame Wall	140	6,370		3,822	
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Local Cost Items

SANITARY SEWER	1	0		0	*84% Good
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Totals: 131,733 79,040

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 69,555

2019 Est. T.C.V. 009-480-008-00 = 92,055

Est. TCV/Total Floor Area = 79.77, Most recent sale 08/30/2010 for 57,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
38,000	38,000	38,000	31,452	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,000	0	754	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,000	46,000	46,000	32,206	32,206	0

009-480-010-00 2019 Est. T.C.V. ZUKER D & KRICHER D & HARTE D
 Property Class: 401 1900 S PAVILION DR
 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
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								35,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 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 1.25S Cls CD Blt 1936

(11) Heating System: Wall/Floor Furnace
 Ground Area = 792 SF Floor Area = 792 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	792		
			Total:	74,944	41,220

Other Additions/Adjustments

Plumbing
 Average Fixture(s) 1 933 513

Porches
 CCP (1 Story) 72 1,460 803

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 396 11,587 6,373

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

Fireplaces

Exterior 1 Story 1 4,331 2,382

Local Cost Items

SANITARY SEWER 1 0 0 *94% Good

Totals: 100,008 55,005

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 48,405

2019 Est. T.C.V. 009-480-010-00 = 84,405

Est. TCV/Total Floor Area = 106.57, Most recent sale 11/13/2017 for 102,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,500	34,500	34,500	34,500	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,700	0	0	828	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,200	42,200	42,200	35,328	35,328	0	

009-480-012-00 2019 Est. T.C.V. NUFFER MICHAEL & MICHELLE
 Property Class: 401 1920 S PAVILION DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * & PART OF LOT 13

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 5K SITE					5000	100		5,000
84 Actual Front Feet, 0.29 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.19	800	73	1,279
Metal Prefab	15.49	48	73	543
Total Estimated Land Improvements True Cash Value =				1,822

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1986

(11) Heating System: Forced Hot Water
 Ground Area = 1518 SF Floor Area = 1518 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	1,518		
Total:				132,369	92,658

Other Additions/Adjustments

Plumbing

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

Deck

Treated Wood	208	3,149	2,204
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Garages

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

Base Cost	462	14,530	10,171
Common Wall: 1 Wall	1	-1,906	-1,334
Door Opener	2	736	515

Water/Sewer

Public Sewer	1	1,006	704
Water Well, 50 Feet	1	1,962	1,373

Built-Ins

Appliance Allow.	1	1,467	1,027
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 157,175 110,021

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 96,818

2019 Est. T.C.V. 009-480-012-00 = 103,640

Est. TCV/Total Floor Area = 68.27, Most recent sale 01/04/2016 for 76,300

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
44,500	44,500	44,500	43,188	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,300	0	1,036	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
51,800	51,800	51,800	44,224	44,224	44,224

009-480-013-00 2019 Est. T.C.V. URIE CHADWICK L & JESSICA S
 Property Class: 401 1940 S PAVILION DR
 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
83 Actual Front Feet, 0.29 Total Acres Total Est. Land Value =								5,000

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

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

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

Plumbing

3 Fixture Bath	1	-2,929	-1,904
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Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 468 13,001 8,451

Water/Sewer

Public Sewer	1	1,006	654
Water Well, 100 Feet	1	4,280	2,782

Deck

w/Roof (Roof portion)	468	4,886	3,176
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 20,244 13,159

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 11,580

2019 Est. T.C.V. 009-480-013-00 = 16,580

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,700	8,700	8,700	8,576	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-400	0	-276	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,300	8,300	8,300	8,781	8,300	0	

009-480-015-00 2019 Est. T.C.V. ANDRASH STEPHEN & PATRICIA
 Property Class: 401 1960 S PAVILION DR
 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
83 Actual Front Feet, 0.29 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	15.94	156	45	1,119
Total Estimated Land Improvements True Cash Value =				1,119

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

(11) Heating System: Wall Furnace
 Ground Area = 1240 SF Floor Area = 1240 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	1240		
Total:				49,976	17,490

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	164	1,343	470		
Plumbing					
Average Fixture(s)	1	568	199		
2 Fixture Bath	1	1,198	419		
Water/Sewer					
Public Sewer	1	892	312		
Water Well, 100 Feet	1	4,178	1,462		
Built-Ins					
Appliance Allow.	1	1,243	435		
Local Cost Items					
SANITARY SEWER	1	0	0	*94% Good	
Totals:				59,398	20,787

Notes:

ECF (409 - RURAL SUBS) 0.500 => TCv: 10,394

2019 Est. T.C.V. 009-480-015-00 = 16,513

Est. TCv/Total Floor Area = 13.32, Most recent sale 01/01/2003 for 16,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,200	8,200	8,200	8,200	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	0	100	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,300	8,300	8,300	8,396	8,300	0	

009-480-017-00	2019 Est. T.C.V.	BELL JUDY TTEE
Property Class: 401		1970 S PAVILION DR
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
85 Actual Front Feet, 0.29 Total Acres								Total Est. Land Value = 5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.04	900	50	918
Metal Prefab	9.10	160	50	728
Total Estimated Land Improvements True Cash Value =				1,646

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1969

(11) Heating System: Wall Furnace
 Ground Area = 720 SF Floor Area = 720 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
Total:				28,159	9,855

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	144	1,179	413
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Porches

WCP (1 Story)	48	1,727	604
WGEP (1 Story)	144	6,381	2,233
Foundation: Shallow	144	-829	-290

Deck

Treated Wood	48	1,256	440
w/Roof (Roof portion)	868	8,185	2,865

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	320	8,774	3,071

Water/Sewer

Public Sewer	1	892	312
Water Well, 100 Feet	1	4,178	1,462

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 59,902 20,965

Notes:

ECF (409 - RURAL SUBS) 0.500 => TCv: 10,483

2019 Est. T.C.V. 009-480-017-00 = 17,129

Est. TCv/Total Floor Area = 23.79

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,000	8,000	8,000	8,000	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	0	192	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,600	8,600	8,600	8,192	8,192	8,192	