

009-490-018-00 2019 Est. T.C.V. LANG WILLIAM & HEIDI
 Property Class: 401 7210 W LAKE ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	336	0	0
D/W/P: Asphalt Paving	2.35	600	0	0
D/W/P: Patio Blocks	11.84	200	0	0
Wood Frame	20.61	140	50	1,442
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 =				3,817

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1118 SF Floor Area = 1118 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	1,118		
Total:				111,897	72,732

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,120		728	

Deck					
Treated Wood		507	5,785	3,760	
w/Roof (Roof portion)		35	567	369	

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 480 14,899 9,684

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

Built-Ins

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

SANITARY SEWER	1	0		0	*84% Good
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Totals: 141,908 92,239

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 119,911

2019 Est. T.C.V. 009-490-018-00 = 233,728

Est. TCV/Total Floor Area = 209.06, Most recent sale 09/04/2015 for 224,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
117,700	117,700	117,700	106,830	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-800	0	0	2,563	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
116,900	116,900	116,900	109,393	109,393	0	

009-490-019-00 2019 Est. T.C.V. HASTINGS GLEN J & LINN G (TTEE)
 Property Class: 401 7204 W LAKE ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	200	0	0
Wood Frame	22.41	96	71	1,527
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 =				3,427

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1971

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1078 SF Floor Area = 1858 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	870		
1 Story	Siding	Slab	208		
1 Story	Siding	Overhang	780		
			Total:	156,744	109,720

Other Additions/Adjustments

Plumbing
 Average Fixture(s) 1 1,120 784

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

Garages
 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 780 23,228 16,260
 Door Opener 2 830 581

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

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

Fireplaces
 Wood Stove 1 1,936 1,355

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

Totals: 193,627 135,538

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCv: 176,199

2019 Est. T.C.V. 009-490-019-00 = 289,626

Est. TCv/Total Floor Area = 155.88

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
144,900	144,900	144,900	104,611	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-100	0	2,510	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
144,800	144,800	144,800	107,121	107,121	0	

009-490-020-00 2019 Est. T.C.V. DEZEEUW BRIAN & DALE
 Property Class: 401 7198 W LAKE ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.76	670	0	0
Metal Prefab	10.98	160	50	878
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 =				1,828

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1104 SF Floor Area = 1104 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Crawl Space	1,104		
Total:				99,832	59,900

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	923	554		

Garages

Class: CD Exterior: Block Foundation: 42 Inch (Unfinished)					
Base Cost	459	15,725	9,435		
Common Wall: 1 Wall	1	-2,180	-1,308		

Water/Sewer

Public Sewer	1	1,025	615		
Water Well, 50 Feet	1	1,998	1,199		

Built-Ins

Appliance Allow.	1	1,495	897		
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Fireplaces

Exterior 1 Story	1	4,412	2,647		
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good	
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Totals: 123,230 73,939

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 96,121

2019 Est. T.C.V. 009-490-020-00 = 207,949

Est. TCV/Total Floor Area = 188.36, Most recent sale 08/12/2015 for 205,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
107,200	107,200	107,200	99,825	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,200	0	0	2,395	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
104,000	104,000	104,000	102,220	102,220	0	

009-490-021-00 2019 Est. T.C.V. WATROBA PAUL & ANDREA
 Property Class: 401 7190 W LAKE ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.09	450	71	1,627
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 =				4,052

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

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,008		
			Total:	101,435	71,004

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,108	776		

Porches					
CGEP (1 Story)	192	9,068	6,348		

Garages

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

Base Cost	462	14,687	10,281
Door Opener	1	410	287

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
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Fireplaces

Exterior 1 Story	1	5,035	3,524
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Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT)	252	1,031	691	*67% Good
ROOF STRUCT. (SQ FT)	54	234	105	*45% Good

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 140,791 98,464

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 128,003

2019 Est. T.C.V. 009-490-021-00	=	242,055			
Est. TCV/Total Floor Area = 240.13, Most recent sale 08/17/2015 for 245,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
125,200	125,200	125,200	116,513	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,200	0	2,796	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
121,000	121,000	121,000	119,309	119,309	0

009-490-022-00 2019 Est. T.C.V. GRETTENBERGER GEORGE R TRUST
 Property Class: 401 7174 W LAKE ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.76	96	46	784
Wood Frame	21.10	64	71	958
Total Estimated Land Improvements True Cash Value =				1,742

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 758 SF Floor Area = 758 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	758		
Total:				69,096	41,448

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	467		
Porches					
CGEP (1 Story)	176	6,827	4,096		
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:				86,784	52,061

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCv: 67,679

2019 Est. T.C.V. 009-490-022-00 = 179,421

Est. TCv/Total Floor Area = 236.70

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
90,400	90,400	90,400	57,685	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-700	0	0	1,384	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,700	89,700	89,700	59,069	59,069	0	

009-490-023-00 2019 Est. T.C.V. KNIGHT SCOTT D & DIANE L
 Property Class: 401 7168 W LAKE ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.57	1140	0	0
D/W/P: 4in Ren. Conc.	5.57	360	0	0
Wood Frame	17.76	160	50	1,421

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 =				3,796

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1372 SF Floor Area = 1372 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	964		
1 Story	Siding	Crawl Space	408		
			Total:	130,288	126,378

Other Additions/Adjustments

Exterior					
Stone Veneer			8	208	202
Basement, Outside Entrance, Below Grade			1	1,639	1,590

Plumbing

Average Fixture(s)	1	933	905
3 Fixture Bath	1	2,929	2,841

Porches

WPP	360	4,057	3,935
CCP (1 Story)	136	2,588	2,510

Deck

Treated Wood	180	2,866	2,780
Treated Wood	269	3,734	3,622

Garages

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

Base Cost	836	26,802	25,998
Door Opener	2	736	714

Water/Sewer

Public Sewer	1	1,006	976
Water Well, 100 Feet	1	4,280	4,152

Built-Ins

Appliance Allow.	1	1,467	1,423
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Fireplaces

Direct-Vented Gas	1	1,630	1,581
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Totals: 185,163 179,607

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 233,489

2019 Est. T.C.V. 009-490-023-00 = 347,285

Est. TCV/Total Floor Area = 253.12, Most recent sale 09/13/2013 for 140,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
170,200	170,200	170,200	159,751	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,400	0	3,834	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
173,600	173,600	173,600	163,585	163,585	

Parcel Number: 009-490-023-00

Page: 2

009-490-024-00 2019 Est. T.C.V. BOSSCHER RICHARD & BETH TRUST
 Property Class: 401 7158 W LAKE ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	60.00	100.00	0.9554	1.0000	2200	100		126,118
60 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								126,118

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.09	140	0	0
Wood Frame	27.12	64	71	1,233
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 =				2,183

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1959

(11) Heating System: Space Heater
 Ground Area = 936 SF Floor Area = 936 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Crawl Space	936		
Total:				93,033	55,821

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,108		665	

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	392	14,390		8,634	

Water/Sewer

Public Sewer	1	1,155		693	
Water Well, 50 Feet	1	2,076		1,246	

Built-Ins

Appliance Allow.	1	2,138		1,283	
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Fireplaces

Interior 1 Story	1	4,126		2,476	
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Deck

Treated Wood	968	9,719		5,831	
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Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT)	128	524		351	*67% Good
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Local Cost Items

SANITARY SEWER	1	0		0	*84% Good
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Totals: 128,269 77,000

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 100,100

2019 Est. T.C.V. 009-490-024-00 = 228,401

Est. TCV/Total Floor Area = 244.02, Most recent sale 08/17/1994 for 112,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
119,100	119,100	119,100	71,943	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,900	0	0	1,726	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
114,200	114,200	114,200	73,669	73,669	0	

009-490-025-00 2019 Est. T.C.V. KARAKASHIAN JAMES E & HEIDI A
Property Class: 401 7150 W LAKE ST
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Table with columns: Description, Frontage, Depth, Front, Depth, Rate %Adj., Reason, Value. Includes rows for GROUP A 2200/FF and Total Est. Land Value = 110,000.

Land Improvement Cost Estimates

Table with columns: Description, Rate, Size % Good, Cash Value. Includes rows for Wood Frame, Residential Local Cost Land Improvements, and LAND IMPROVE 1000.

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1920

(11) Heating System: Forced Heat & Cool
Ground Area = 762 SF Floor Area = 1143 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Table with columns: Stories, Exterior, Foundation, Size, Cost New, Depr. Cost. Includes rows for 1.5 Story Siding Crawl Space and Total: 115,170 / 74,868.

Other Additions/Adjustments

Table listing various adjustments: Plumbing, Deck, Water/Sewer, Built-Ins, Fireplaces, Unit-in-Place Cost Items, Local Cost Items. Includes Totals: 130,710 / 85,009.

Notes: COTTAGE

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 110,512

Summary table with columns for 2019 Est. T.C.V., 2018 Assessed, 2019 New Eq. Adjustment, 2019 Assessed, and various loss/adjustment items. Total TCV is 223,095.

009-490-026-00 2019 Est. T.C.V. MYS WILLIAM A & PATRICIA M
 Property Class: 401 7140 W LAKE ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

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

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls BC Blt 2003

(11) Heating System: Forced Heat & Cool
 Ground Area = 1440 SF Floor Area = 2760 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,440		
1 Story	Siding	Overhang	600		
			Total:	308,652	277,786

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	2,454	
Plumbing				
Average Fixture(s)	1	1,649	1,484	
Porches				
WCP (1 Story)	280	9,629	8,666	
CCP (1 Story)	96	2,632	2,369	
Deck				
Treated Wood	360	4,900	4,410	
Garages				
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost	900	39,798	35,818	
Door Opener	2	1,037	933	
Water/Sewer				
Public Sewer	1	1,452	1,307	
Water Well, 100 Feet	1	4,739	4,265	
Fireplaces				
Exterior 2 Story	1	7,847	7,062	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Recreation Room	960	19,910	17,919	
		Totals:	404,972	364,473

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 473,815

2019 Est. T.C.V. 009-490-026-00				=	593,315
Est. TCV/Total Floor Area = 214.97, Most recent sale 12/01/1997 for 123,500					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
272,500	272,500	272,500	217,479	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	24,200	0	0	5,219	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
296,700	296,700	296,700	222,698	222,698	222,698

009-490-027-00 2019 Est. T.C.V. ROUSSEAU MARK A ETAL
 Property Class: 401 7128 W LAKE ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.67	64	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1948

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 510 SF Floor Area = 765 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	Crawl Space	510		
			Total:	63,666	35,016

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	933	513	
Porches					
CGEP (1 Story)		128	6,147	3,381	
CGEP (1 Story)		176	7,656	4,211	
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:			82,837	45,560	

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 59,228

2019 Est. T.C.V. 009-490-027-00 = 170,178

Est. TCV/Total Floor Area = 222.45

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
91,900	91,900	91,900	60,573	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-6,800	0	0	1,453	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
85,100	85,100	85,100	62,026	62,026	0	

009-490-028-00 2019 Est. T.C.V. WINKLE GERALD I & BEVERLY L TRUST
 Property Class: 401 7116 W LAKE ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	110.00	100.00	0.8211	1.0000	2200	100		198,705
110 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								198,705

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, 2 Rail	12.36	424	50	2,620
D/W/P: 4in Ren. Conc.	6.21	1338	50	4,154
Wood Frame	17.13	560	50	4,796

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	95	9,500
Total Estimated Land Improvements True Cash Value =				21,070

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1955

(11) Heating System: Forced Heat & Cool
 Ground Area = 2244 SF Floor Area = 2805 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	2,244		
Total:				285,235	185,397

Other Additions/Adjustments

Exterior					
Brick Veneer		160	2,086	1,356	

Plumbing					
Average Fixture(s)		1	1,120	728	
3 Fixture Bath		2	7,051	4,583	

Porches					
WGEP (1 Story)		400	19,948	12,966	
WCP (1 Story)		21	1,203	782	

Deck					
Treated Wood		108	2,061	1,340	
Composite		1211	13,939	9,060	
Composite		560	6,446	4,190	

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost		676	25,451	16,543	
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	

Fireplaces					
Exterior 2 Story		1	6,089	3,958	

Breezeways					
Frame Wall		316	16,505	10,728	

Local Cost Items					
SANITARY SEWER		1	0	0	*90% Good

Totals: 395,189 256,867

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 333,927

2019 Est. T.C.V. 009-490-028-00 = 553,702

Est. TCV/Total Floor Area = 197.40

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
266,000	266,000	266,000	214,310	2.40

Parcel Number: 009-490-028-00

Page: 2

2019	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	10,900	0	0	5,143	0
2019 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	276,900	276,900	276,900	219,453	219,453	219,453

009-490-030-00 2019 Est. T.C.V. VISSIA ALAN J & JUDITH C TRUST
 Property Class: 401 7110 W LAKE ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

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

Land Improvement Cost Estimates

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

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

(11) Heating System: Space Heater
 Ground Area = 1032 SF Floor Area = 1032 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	1,032		
Total:				80,143	48,086

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	467		
Porches					
CGEP (1 Story)	129	5,507	3,304		
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	*94% Good	
Totals:				96,511	57,907

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCv: 75,279

2019 Est. T.C.V. 009-490-030-00 = 186,229

Est. TCv/Total Floor Area = 180.45

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
91,800	91,800	91,800	54,766	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	0	1,314	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
93,100	93,100	93,100	56,080	56,080	0	

009-490-031-00 2019 Est. T.C.V. NEUMAIEER ALBERT F & MARILYN TRUST
 Property Class: 401 7100 W LAKE ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	288	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 Blt 1948

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1642 SF Floor Area = 2155 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Basement	240			
1.5 Story	Siding	Crawl Space	786			
1 Story	Siding	Crawl Space	616			*84% Good
			Total:	192,357	128,552	

Other Additions/Adjustments

Plumbing

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

Porches

CCP (1 Story)	64	1,430	858
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Garages

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

Base Cost	672	20,993	12,596
Common Wall: 1 Wall	1	-2,038	-1,223
Door Opener	2	830	498

Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,259
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Fireplaces

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

SANITARY SEWER	1	0	0	*84% Good
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Totals: 228,430 150,195

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 195,254

2019 Est. T.C.V. 009-490-031-00 = 307,154

Est. TCV/Total Floor Area = 142.53, Most recent sale 10/01/1999 for 200,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
151,100	151,100	151,100	126,501	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	0	3,036	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
153,600	153,600	153,600	129,537	129,537	0	

009-490-032-00 2019 Est. T.C.V. CHAMBERS JASON & HOLLY L
 Property Class: 401 7074 W LAKE ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	4.92	357	50	878
Wood Frame	18.33	140	50	1,283
Total Estimated Land Improvements True Cash Value =				2,161

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C -5 Blt 1952

(11) Heating System: Wall/Floor Furnace
 Ground Area = 850 SF Floor Area = 1062 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	850		
Total:				94,140	56,492

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	672
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Deck

Treated Wood	210	3,245	1,947
Treated Wood	170	2,824	1,694

Garages

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

Base Cost	546	16,287	9,772
Common Wall: 1 Wall	1	-1,906	-1,144
Door Opener	1	368	221

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

Exterior 1 Story	1	4,942	2,965
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Porches

CCP (1 Story)	8	306	184
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Breezeways

Frame Wall	125	6,529	3,917
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 135,495 81,303

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 105,694

2019 Est. T.C.V. 009-490-032-00				=	217,855
Est. TCV/Total Floor Area = 205.14, Most recent sale 08/01/1998 for 140,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
108,200	108,200	108,200	107,307	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	700	0	1,593	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
108,900	108,900	108,900	109,882	108,900	0

009-490-033-00 2019 Est. T.C.V. CASSELL RONALD D & BARBARA B, TTEES
 Property Class: 401 7070 W LAKE ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	32.57	320	0	0
D/W/P: 4in Ren. Conc.	6.21	270	0	0
D/W/P: Patio Blocks	11.84	93	0	0
Wood Frame	27.15	60	94	1,531
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				3,956

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1964

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1473 SF Floor Area = 1954 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	832		
1.75 Story	Siding	Crawl Space	641		
			Total:	170,739	119,517

Other Additions/Adjustments

Exterior					
Stone Veneer		91	2,622	1,835	
Plumbing					
Average Fixture(s)		1	1,120	784	
Porches					
CCP (1 Story)		38	918	643	
CGEP (1 Story)		264	11,492	8,044	
WPP		180	3,269	2,288	
Deck					
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	
Fireplaces					
Exterior 1 Story		1	4,942	3,459	
Local Cost Items					
SANITARY SEWER		1	0	0	*94% Good
Totals:			205,275	143,691	

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCv: 186,798

2019 Est. T.C.V. 009-490-033-00	=	300,754			
Est. TCv/Total Floor Area = 153.92, Most recent sale 11/01/1997 for 155,550					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
148,700	148,700	148,700	112,697	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,700	0	2,704	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
150,400	150,400	150,400	115,401	115,401	115,401

009-490-034-00	2019 Est. T.C.V.	WILLIAMSON RICH & KAREN
Property Class: 401		7062 W LAKE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
 * Factors * W 2.5' OF WALKWAY

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	102.50	100.00	0.8357	1.0000	2200	100		188,455
103 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								188,455

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	18.97	192	50	1,821
Total Estimated Land Improvements True Cash Value =				1,821

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1950

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1524 SF Floor Area = 1800 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	1,102		
1 Story	Siding	Basement	422		
			Total:	185,379	120,491

Other Additions/Adjustments

Plumbing
 Average Fixture(s) 1 1,120 728

Deck
 Treated Wood 154 2,646 1,720

Garages

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

Base Cost	572	18,739	12,180
Common Wall: 1 Wall	1	-2,038	-1,325
Door Opener	1	415	270

Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,364
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Fireplaces

Exterior 1 Story	1	4,942	3,212
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Porches

CCP (1 Story)	24	917	596
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Breezeways

Frame Wall	90	4,701	3,056
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 222,092 144,354

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 187,660

2019 Est. T.C.V. 009-490-034-00				=	377,936
Est. TCV/Total Floor Area = 209.96, Most recent sale 06/05/2015 for 325,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
158,100	158,100	158,100	139,075	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
29,600	9,700	8,400	29,600	3,160	7,389
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
189,000	189,000	189,000	164,446	164,446	0

009-490-038-00	2019 Est. T.C.V.	SCHAD JOYCE M
Property Class: 401		7024 W LAKE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	100.00	100.00	0.8409	1.0000	2200	100		184,997
100 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 184,997

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	600	0	0
D/W/P: Asphalt Paving	2.35	240	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
GENERATOR	2,000.00	1	95	1,900
Total Estimated Land Improvements True Cash Value =				4,275

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1947

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1758 SF Floor Area = 1758 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,758		
			Total:	152,969	99,444

Other Additions/Adjustments

Plumbing

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

Deck

Treated Wood	320	4,278	2,781
Treated Wood	960	9,456	6,146

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)				
Common Wall: 1 Wall	1	-1,753	-1,139	
Door Opener	1	327	213	
Base Cost	1140	24,692	16,050	
Class: C Exterior: Block Foundation: 18 Inch (Unfinished)				
Base Cost	520	16,115	10,475	

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: 219,776 142,869

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 185,730

2019 Est. T.C.V. 009-490-038-00 = 375,002

Est. TCV/Total Floor Area = 213.31

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
181,300	181,300	181,300	127,959	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,200	0	3,071	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
187,500	187,500	187,500	131,030	131,030	131,030	

009-490-040-00	2019 Est. T.C.V.	JOHNROE GREGORY & CRYSTAL
Property Class: 401		7014 W LAKE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	292	0	0
D/W/P: Patio Blocks	11.84	44	0	0
D/W/P: 4in Concrete	5.29	80	0	0
Wood Frame	17.13	400	94	6,441

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 =				7,391

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1128 SF Floor Area = 1848 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	1,128		
1 Story	Siding	Overhang	720		
			Total:	163,689	147,333

Other Additions/Adjustments

Plumbing

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

Porches

CPP	138	2,029	1,826
WPP	432	5,508	4,957
WPP	16	643	579

Deck

Treated Wood	140	2,488	2,239
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Garages

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

Base Cost	738	27,099	24,389
Common Wall: 1 Wall	1	-2,038	-1,834
Door Opener	1	415	373

Water/Sewer

Public Sewer	1	1,134	1,021
Water Well, 100 Feet	1	4,407	3,966

Built-Ins

Appliance Allow.	1	2,099	1,889
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Fireplaces

Exterior 1 Story	1	4,942	4,448
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Local Cost Items

SANITARY SEWER	1	0	0	*87% Good
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Totals: 217,060 195,366

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 253,976

2019 Est. T.C.V. 009-490-040-00 = 371,367

Est. TCV/Total Floor Area = 200.96, Most recent sale 11/21/2011 for 190,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
175,200	175,200	175,200	155,659	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,500	0	0	3,735	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
185,700	185,700	185,700	159,394	159,394	0

009-490-041-00 2019 Est. T.C.V. PRUDEN EDWARD R TRUST
 Property Class: 401 1800 S GREEN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	45.00	100.00	1.0267	1.0000	2200	100		101,642
45 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								101,642

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	12.51	70	94	823
D/W/P: 4in Ren. Conc.	6.21	250	94	1,460
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 =				4,708

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1940

(11) Heating System: Electric Baseboard
 Ground Area = 1300 SF Floor Area = 1300 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,300		
Total:				139,945	99,362

Other Additions/Adjustments

Plumbing

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

Porches

CCP (1 Story)	169	3,443	2,445
WPP	255	3,777	2,682
WPP	210	3,532	2,508
CCP (1 Story)	66	1,471	1,044

Garages

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

Base Cost	568	22,442	15,934
Door Opener	1	415	295

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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Fireplaces

Exterior 1 Story	1	4,942	3,509
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Local Cost Items

SANITARY SEWER	1	0	0	*89% Good
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Totals: 189,883 134,819

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCv: 175,265

2019 Est. T.C.V. 009-490-041-00 = 281,615

Est. TCv/Total Floor Area = 216.63

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
141,400	141,400	141,400	92,498	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-600	0	0	2,219	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
140,800	140,800	140,800	94,717	94,717	94,717	

009-490-042-00 2019 Est. T.C.V. THOMAS DOUGLAS J & CHRISTINE L
 Property Class: 401 1820 S GREEN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * LOT 42 & N1/2 43

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	50	N1/2 LOT 43	12,500
57 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								37,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	600	75	2,250
Total Estimated Land Improvements True Cash Value =				2,250

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

(11) Heating System: Forced Hot Water
 Ground Area = 1168 SF Floor Area = 1168 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	1,168		
Total:				119,752	77,838

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	728
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Porches

CGEP (1 Story)	112	6,320	4,108
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Deck

Treated Wood	192	3,057	1,987
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Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	864	16,969	11,030
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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: 159,800 103,869

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 91,405

2019 Est. T.C.V. 009-490-042-00 = 131,155

Est. TCV/Total Floor Area = 112.29, Most recent sale 09/26/2017 for 132,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
59,200	59,200	59,200	59,200	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,400	0	0	1,420	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,600	65,600	65,600	60,620	60,620	0	

009-490-044-00 2019 Est. T.C.V. NIETLING ROSS A & BARBARA J
 Property Class: 401 1840 S GREEN RD
 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
150 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	514	0	0
D/W/P: Brick on Sand	13.67	480	94	6,168
Wood Frame	18.02	288	50	2,595
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 =				11,263

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 912 SF Floor Area = 912 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	912		
			Total:	90,484	54,290

Other Additions/Adjustments

Exterior					
Brick Veneer		92	1,200	720	
Plumbing					
Average Fixture(s)		1	1,120	672	
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		480	14,899	8,939	
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	
Deck					
w/Roof (Roof portion)		240	2,962	1,777	
Breezeways					
Frame Wall		120	6,268	3,761	
Local Cost Items					
SANITARY SEWER		1	0	0	*86% Good
Totals:			124,573	74,742	

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 65,773

2019 Est. T.C.V. 009-490-044-00		=		102,036	
Est. TCV/Total Floor Area = 111.88					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
38,800	38,800	38,800	37,572	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
800	11,400	0	800	901	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
51,000	51,000	51,000	39,273	39,273	39,273

009-490-047-00 2019 Est. T.C.V. ANDREWS ROGER N & KATHRYN S
 Property Class: 401 1850 S GREEN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
<Site Value A> GROUP A 10K					10000	50	S1/2 LOT 46	5,000
75 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								15,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	215	71	714
Total Estimated Land Improvements True Cash Value =				714

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

(11) Heating System: Wall/Floor Furnace
 Ground Area = 616 SF Floor Area = 616 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	616		
Total:				55,645	36,169

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	606
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Porches

CGEP (1 Story)	77	4,277	2,780
WGEP (1 Story)	280	13,124	8,531

Deck

Treated Wood w/Roof (Deck Portion)	55	1,379	896
Treated Wood w/Roof (Roof portion)	55	748	486

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, 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	*86% Good
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Totals: 96,088 62,457

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 54,963

2019 Est. T.C.V. 009-490-047-00 = 70,677

Est. TCV/Total Floor Area = 114.74, Most recent sale 10/01/1995 for 34,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,400	33,400	33,400	29,860	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	0	716	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,300	35,300	35,300	30,576	30,576	30,576	

009-490-048-00 2019 Est. T.C.V. ANDERSEN CHRISTIAN J
 Property Class: 401 7025 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
<Site Value A> GROUP A 10K					10000	100		10,000
88 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								20,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	52	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 1946

(11) Heating System: Wall/Floor Furnace
 Ground Area = 627 SF Floor Area = 627 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	627		
Total:				64,413	41,867

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,120	728		

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost	529	21,356	13,881		
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	491	15,142	9,842		

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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Totals: 109,671 71,284

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCv: 62,730

2019 Est. T.C.V. 009-490-048-00 = 83,700

Est. TCv/Total Floor Area = 133.49, Most recent sale 02/24/2010 for 22,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,400	39,400	39,400	26,936	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,500	0	646	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,900	41,900	41,900	27,582	27,582	0	

009-490-050-00 2019 Est. T.C.V. ROY MARK D & SHEILA M
 Property Class: 401 7049 W MISSAUKEE BLVD
 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 B> GROUP B 25K 25000 100 LOTS 51 & 50 25,000
 123 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 35,000

Land Improvement Cost Estimates

Description Rate Size % Good Cash Value
 Wood Frame 21.80 80 71 1,238
 Total Estimated Land Improvements True Cash Value = 1,238

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=65/100/100/100/65

Building Areas

Stories Exterior Foundation Size Cost New Depr. Cost
 1 Story Siding Slab 520
 Total: 47,799 31,070

Other Additions/Adjustments

Plumbing
 Average Fixture(s) 1 933 606

Porches
 CGEP (1 Story) 200 8,352 5,429

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 816 19,315 12,555

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

Local Cost Items

SANITARY SEWER 1 0 0 *94% Good

Totals: 80,834 52,543

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCv: 46,238

2019 Est. T.C.V. 009-490-050-00 = 82,476

Est. TCv/Total Floor Area = 158.61, Most recent sale 03/01/1996 for 32,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,700	39,700	39,700	31,926	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	0	766	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,200	41,200	41,200	32,692	32,692	0	

009-490-053-00	2019 Est. T.C.V.	MEEKHOF STEPHEN C
Property Class: 401		7058 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 B> GROUP B 25K					25000	100		25,000
100 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	12.51	90	71	799
Total Estimated Land Improvements True Cash Value =				799

Cost Est. for Res. Bldg: 1	Single Family 1S		Cls CD	Blt 1971
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(11) Heating System: Forced Air w/ Ducts
 Ground Area = 832 SF Floor Area = 832 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	832		
Total:				76,275	49,579

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	606		

Porches					
CPP	32	628	408		
CPP	20	400	260		

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	572	16,800	10,920		
Door Opener	1	368	239		

Water/Sewer

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

Built-Ins

Appliance Allow.	1	1,467	954		
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Local Cost Items

SANITARY SEWER	1	0	0	*86% Good	
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Totals:	99,839	64,895		
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Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV:	57,108
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2019 Est. T.C.V. 009-490-053-00	=	82,907
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Est. TCV/Total Floor Area = 99.65

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,600	38,600	38,600	30,067	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	0	721	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,500	41,500	41,500	30,788	30,788	0	

009-490-053-50 2019 Est. T.C.V. BOWMAN VERVANE LIVING TRUST
 Property Class: 401 7044 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 B> GROUP B 25K					25000	100		25,000
100 Actual Front Feet, 0.28 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	160	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 1967

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 806 SF Floor Area = 806 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	806		
Total:				74,189	48,222

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	606		

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	572	16,800	10,920		
Door Opener	1	368	239		

Water/Sewer

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

Built-Ins

Appliance Allow.	1	1,467	954		
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Fireplaces

Exterior 1 Story	1	4,331	2,815		
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Porches

CPP	16	320	208		
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good	
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Totals: 101,376 65,893

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 57,986

2019 Est. T.C.V. 009-490-053-50 = 83,936

Est. TCV/Total Floor Area = 104.14

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,500	39,500	39,500	28,669	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	0	688	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,000	42,000	42,000	29,357	29,357	29,357	

009-490-055-00	2019 Est. T.C.V.	KLINE JEANNE M
Property Class: 401		1855 S VIOLET 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
50 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value = 25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	192	45	379
D/W/P: 3.5 Concrete	4.39	80	45	158
Wood Frame	21.10	64	45	607
Total Estimated Land Improvements True Cash Value =				1,144

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

(11) Heating System: Space Heater
 Ground Area = 480 SF Floor Area = 480 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	480		
Total:				42,843	25,706

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	467		
Water/Sewer					
Public Sewer	1	892	535		
Water Well, 100 Feet	1	4,178	2,507		
Built-Ins					
Appliance Allow.	1	1,243	746		
Fireplaces					
Interior 1 Story	1	3,134	1,880		
Local Cost Items					
SANITARY SEWER	1	0	0		*94% Good
Totals:				53,068	31,841

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 28,020

2019 Est. T.C.V. 009-490-055-00 = 54,164

Est. TCV/Total Floor Area = 112.84, Most recent sale 06/21/2012 for 40,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,300	23,300	23,300	18,080	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,800	0	0	433	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,100	27,100	27,100	18,513	18,513	18,513	

009-490-056-00 2019 Est. T.C.V. NARVA BERNARD E
 Property Class: 401 7055 W LAKE ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors * LOTS 56 & 57

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100	LOT 57	25,000
<Site Value B> GROUP B 25K					25000	100		25,000
90 Actual Front Feet, 0.25 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	430	0	0
Wood Frame	21.25	120	71	1,810
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				3,710

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1968

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1654 SF Floor Area = 1654 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	1,654		
			Total:	149,973	104,986

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	784
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Garages

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

Base Cost	720	22,025	15,417
Common Wall: 1/2 Wall	1	-1,019	-713

Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,469
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Porches

CCP (1 Story)	9	344	241
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 177,714 124,405

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 109,476

2019 Est. T.C.V. 009-490-056-00 = 163,186

Est. TCV/Total Floor Area = 98.66

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
73,000	73,000	73,000	48,693	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,600	0	0	1,168	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
81,600	81,600	81,600	49,861	49,861	49,861	

009-490-058-00 2019 Est. T.C.V. CASSELL RONALD D & BARBARA B, TTEES
 Property Class: 401 W LAKE ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
40 Actual Front Feet, 0.07 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	625	0	0
D/W/P: Patio Blocks	11.84	95	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 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=85/100/100/100/85

Building Areas

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

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	431	10,361	8,807
Door Opener	1	415	353

Totals: 10,776 9,160

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCv: 8,061

2019 Est. T.C.V. 009-490-058-00 = 35,486

Est. TCv/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
18,100	18,100	18,100	5,088	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-400	0	0	122	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,700	17,700	17,700	5,210	5,210	5,210	

009-490-058-50	2019 Est. T.C.V.	WILLIAMSON RICH & KAREN
Property Class: 401		7063 W LAKE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
<Site Value A> GROUP A 10K					10000	100		10,000
160 Actual Front Feet, 0.37 Total Acres								Total Est. Land Value = 20,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	900	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 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 2009

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

Building Areas

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

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Storage Over Garage			276	2,879	2,735
Door Opener			1	415	394
Base Cost			1102	29,699	28,214
Totals:				32,993	31,343

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 27,582

2019 Est. T.C.V. 009-490-058-50						=	48,532
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	20,113	2.40			
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	2,200	0	482	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT	
24,300	24,300	24,300	20,595	20,595		0	

009-490-060-00	2019 Est. T.C.V.	CASELL RONALD D & BARBARA B, TTEES
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 * LOTS 60 & 61

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
100 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								50,000

2019 Est. T.C.V. 009-490-060-00	=	50,000			
Est. TCV/Total Floor Area =	0.00				
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
25,000	25,000	25,000	3,749	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	89	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
25,000	25,000	25,000	3,838	3,838	3,838

009-490-065-00 2019 Est. T.C.V. HEEREN ERIC
 Property Class: 401 1935 S MAYFLOWER 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
64 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 12-24	14.21	16	0	0
D/W/P: 3.5 Concrete	5.00	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 C 5 Blt 1972

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 720 SF Floor Area = 720 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	720		
Total:				79,115	47,470

Other Additions/Adjustments

Plumbing

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

Deck

Treated Wood	120	2,236	1,342
Pine w/Roof (Deck Portion)	100	1,547	928
Pine w/Roof (Roof portion)	100	1,386	832

Garages

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

Base Cost	816	23,974	14,384
Common Wall: 1 Wall	1	-2,038	-1,223

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	*89% Good
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Totals: 122,556 73,534

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 64,710

2019 Est. T.C.V. 009-490-065-00 = 75,660

Est. TCV/Total Floor Area = 105.08, Most recent sale 02/16/2007 for 0

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,500	31,500	31,500	30,377	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,300	0	0	729	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,800	37,800	37,800	31,106	31,106	31,106	

009-490-066-00 2019 Est. T.C.V. HILL CAROL A
 Property Class: 401 1905 S MAYFLOWER 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 C> GROUP C 5K SITE					5000	100		5,000
75 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								30,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.19	560	50	613
Wood Frame	19.45	100	50	972
Total Estimated Land Improvements True Cash Value =				1,585

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1408 SF Floor Area = 1408 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	1,408		
			Total:	116,340	69,804

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	560
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Porches

WCP (1 Story)	28	1,503	902
WCP (1 Story)	48	2,070	1,242

Garages

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

Base Cost	484	14,989	8,993
Common Wall: 1 Wall	1	-1,906	-1,144

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

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

SANITARY SEWER	1	0	0	*87% Good
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Totals: 145,013 87,008

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 76,567

2019 Est. T.C.V. 009-490-066-00 = 108,152

Est. TCV/Total Floor Area = 76.81, Most recent sale 06/18/2010 for 74,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
45,700	45,700	45,700	36,048	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,400	0	0	865	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,100	54,100	54,100	36,913	36,913	36,913	

009-490-068-00	2019 Est. T.C.V.	SCHAEDING LAURA
Property Class: 401		7117 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
50 Actual Front Feet, 0.14 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	630	0	0
Wood Frame	19.92	96	71	1,358
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 =				2,308

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 672 SF Floor Area = 672 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	672		
			Total:	61,379	36,828

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	560		
Porches					
CGEP (1 Story)	120	5,878	3,527		
Deck					
Treated Wood	140	2,433	1,460		
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	440	12,452	7,471		
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		
Breezeways					
Frame Wall	168	7,644	4,586		
Local Cost Items					
SANITARY SEWER	1	0	0	*84% Good	
Totals:				99,485	59,692

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 52,529

2019 Est. T.C.V. 009-490-068-00	=	64,837			
Est. TCV/Total Floor Area = 96.48, Most recent sale 03/19/2004 for 0					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
28,000	28,000	28,000	25,314	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,400	0	607	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,400	32,400	32,400	25,921	25,921	0

009-490-069-00	2019 Est. T.C.V.	NEUMAIEER ALBERT F & MARILYN TRUST
Property Class: 402		W LAKE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * PT OF 3 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	LOTS 70 & 71	25,000
125 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								50,000

2019 Est. T.C.V. 009-490-069-00 = 50,000

Est. TCV/Total Floor Area = 74.40

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,000	25,000	25,000	7,205	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	172	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,000	25,000	25,000	7,377	7,377	0	

009-490-069-50 2019 Est. T.C.V. VISSIA ALAN J & JUDITH C TRUST
 Property Class: 401 7111 W LAKE ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
40 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.60	40	71	670
Total Estimated Land Improvements True Cash Value =				670

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

(11) Heating System: Space Heater
 Ground Area = 572 SF Floor Area = 572 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	572		
Total:				49,526	29,717

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	467		

Water/Sewer					
Public Sewer	1	892	535		
Water Well, 100 Feet	1	4,178	2,507		

Built-Ins					
Appliance Allow.	1	1,243	746		

Local Cost Items					
SANITARY SEWER	1	0	0	*86% Good	

Totals: 56,617 33,972

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 29,895

2019 Est. T.C.V. 009-490-069-50 = 55,565

Est. TCV/Total Floor Area = 97.14, Most recent sale 09/05/2002 for 25,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,200	23,200	23,200	14,369	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,600	0	0	344	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,800	27,800	27,800	14,713	14,713	0	

009-490-072-00	2019 Est. T.C.V.	WINDLE GERARD I & BEVERLY L TRUST
Property Class: 402		W LAKE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * E 1/2 LOTS 72&73

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
60 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	25,000

2019 Est. T.C.V. 009-490-072-00 = 25,000

Est. TCV/Total Floor Area = 43.71

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
12,500	12,500	12,500	3,065	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	73	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
12,500	12,500	12,500	3,138	3,138	3,138		

009-490-072-50 2019 Est. T.C.V. WINDLE GERARD I & BEVERLY L TRUST
 Property Class: 401 W LAKE ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * W1/2 LOTS 72&73

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
60 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	1080	50	2,527
Total Estimated Land Improvements True Cash Value =				2,527

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1987

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

Building Areas

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

Garages

Class: CD Exterior: Pole (Unfinished)					
Base Cost			1200	19,668	16,718
Totals:				19,668	16,718

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 14,712

2019 Est. T.C.V. 009-490-072-50 = 42,239

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,300	20,300	20,300	11,525	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	800	0	276	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,100	21,100	21,100	11,801	11,801	11,801	

009-490-074-00 2019 Est. T.C.V. ZUKER RICHARD & JILL
 Property Class: 401 7123 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
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	9.96	100	56	558
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 =				1,558

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

(11) Heating System: Wall/Floor Furnace
 Ground Area = 732 SF Floor Area = 732 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	732		
			Total:	60,832	36,498

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	467		

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	416	10,284	6,170		

Water/Sewer

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

Built-Ins

Appliance Allow.	1	1,243	746		
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Fireplaces

Direct-Vented Gas	1	1,585	951		
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good	
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Totals: 77,509 46,504

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 40,923

2019 Est. T.C.V. 009-490-074-00 = 52,481

Est. TCV/Total Floor Area = 71.70, Most recent sale 12/30/2010 for 48,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,900	20,900	20,900	20,317	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,300	0	0	487	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,200	26,200	26,200	20,804	20,804	0	

009-490-075-00 2019 Est. T.C.V. ADAM DAVID W & COREY A
 Property Class: 401 1916 S MAYFLOWER AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * LOTS 75 & 76

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, 0.28 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	108	71	359
Wood Frame	24.14	60	94	1,361
Total Estimated Land Improvements True Cash Value =				1,720

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

(11) Heating System: Wall/Floor Furnace
 Ground Area = 1004 SF Floor Area = 1004 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	1,004		
Total:				85,047	46,776

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	513
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Water/Sewer

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

Built-Ins

Appliance Allow.	1	1,467	807
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 90,415 49,728

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 43,760

2019 Est. T.C.V. 009-490-075-00 = 65,480

Est. TCV/Total Floor Area = 65.22, Most recent sale 02/01/1999 for 43,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
27,200	27,200	27,200	25,729	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,500	0	617	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,700	32,700	32,700	26,346	26,346	0

009-490-077-00 2019 Est. T.C.V. TACOMA RANDY L
 Property Class: 401 7112 RAILROAD ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
51 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	720	0	0
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 1971

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1140 SF Floor Area = 1140 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	1,140		
			Total:	114,326	74,312

Other Additions/Adjustments

Exterior					
Brick Veneer			168	2,016	1,310

Plumbing					
Average Fixture(s)			1	933	606
3 Fixture Bath			1	2,929	1,904
2 Fixture Bath			1	1,970	1,280

Deck					
Treated Wood			274	3,781	2,458
Treated Wood			270	3,745	2,434

Garages

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

Base Cost	672	16,793	10,915
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Water/Sewer					
Public Sewer			1	1,006	654
Water Well, 50 Feet			1	1,962	1,275

Built-Ins

Appliance Allow.			1	1,467	954
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Fireplaces

Wood Stove			1	1,630	1,059
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Breezeways

Frame Wall			60	2,730	1,774
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Local Cost Items

SANITARY SEWER			1	0	0	*90% Good
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Totals: 155,288 100,935

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 88,823

2019 Est. T.C.V. 009-490-077-00 = 99,773

Est. TCV/Total Floor Area = 87.52

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
44,900	44,900	44,900	39,160	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	0	939	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,900	49,900	49,900	40,099	40,099	40,099	

009-490-078-00 2019 Est. T.C.V. BORSUM ERVIN & BETTY TRUST
 Property Class: 401 1931 S ROSE ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
79 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	140	0	0
D/W/P: Asphalt Paving	2.35	320	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1028 SF Floor Area = 1028 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	884		
1 Story	Siding	Crawl Space	144		
			Total:	117,179	82,025

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,120		784	

Porches					
CPP	64	1,117		782	

Deck					
Treated Wood	80	1,718		1,203	

Garages

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

Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099		1,469	
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Fireplaces

Exterior 1 Story	1	4,942		3,459	
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Breezeways

Frame Wall	140	7,312		5,118	
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Local Cost Items

SANITARY SEWER	1	0		0	*90% Good
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Recreation Room	884	12,968		9,078	
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Totals: 168,538 117,977

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 103,820

2019 Est. T.C.V. 009-490-078-00 = 114,770

Est. TCV/Total Floor Area = 111.64

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,500	52,500	52,500	41,902	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,900	0	0	1,005	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,400	57,400	57,400	42,907	42,907	42,907	

009-490-079-00 2019 Est. T.C.V. KIRCHEN PATRICIA L
 Property Class: 401 1915 S ROSE 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
55 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	19.04	40	46	351
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 =				1,301

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 768 SF Floor Area = 768 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	768		
Total:				84,029	54,619

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,120	728		

Deck					
Treated Wood	196	3,097	2,013		

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	480	14,899	9,684		

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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Breezeways

Frame Wall	308	16,087	10,457		
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good	
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Totals: 131,814 85,679

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 75,398

2019 Est. T.C.V. 009-490-079-00 = 86,699

Est. TCV/Total Floor Area = 112.89

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,600	38,600	38,600	33,891	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,700	0	813	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,300	43,300	43,300	34,704	34,704	34,704	

009-490-082-00	2019 Est. T.C.V.	P & A ENTERPRISES
Property Class: 401		1875 S ROSE 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
48 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	10.56	90	46	437
Total Estimated Land Improvements True Cash Value =				437

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1959

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 704 SF Floor Area = 704 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	704			*62% Good
Total:				61,903	38,381	

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	482		

Deck					
Treated Wood	90	1,753	1,087		

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	496	11,656	7,227		

Water/Sewer

Public Sewer	1	892	553		
Water Well, 100 Feet	1	4,178	2,590		

Built-Ins

Appliance Allow.	1	1,243	771		
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good	
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Totals: 82,403 51,091

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 44,960

2019 Est. T.C.V. 009-490-082-00 = 70,397

Est. TCV/Total Floor Area = 100.00, Most recent sale 08/05/2011 for 30,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,700	31,700	31,700	22,156	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,500	0	531	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,200	35,200	35,200	22,687	22,687	0	

009-490-083-00 2019 Est. T.C.V. P & A ENTERPRISES INC
 Property Class: 401 1857 S ROSE 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
48 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.60	20	61	288
Wood Frame	23.40	42	46	452
Total Estimated Land Improvements True Cash Value =				740

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 704 SF Floor Area = 704 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	Mich Bsmnt.	704		
Total:				66,169	49,503

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	545
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Water/Sewer

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

Built-Ins

Appliance Allow.	1	1,243	870
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Garages

Class: CD Exterior: Pole (Unfinished)			
Base Cost	1280	20,979	14,685

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good
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Totals: 94,239 65,968

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 58,052

2019 Est. T.C.V. 009-490-083-00 = 83,792

Est. TCV/Total Floor Area = 119.02, Most recent sale 05/09/2005 for 73,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,800	36,800	36,800	28,517	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,100	0	0	684	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,900	41,900	41,900	29,201	29,201	0	

009-490-084-00 2019 Est. T.C.V. HASTINGS LINN G TRUST
 Property Class: 401 7175 W LAKE ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
45 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: 4in Ren. Conc.	6.21	169	0	0
D/W/P: 4in Concrete	5.29	20	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 Blt 2008

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

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

Garages

Class: C Exterior: Pole (Unfinished)
 Base Cost 1200 21,972 20,873

Local Cost Items

SANITARY SEWER 1 0 0 *94% Good

Totals: 21,972 20,873

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 18,368

2019 Est. T.C.V. 009-490-084-00			=	44,318
Est. TCV/Total Floor Area =	0.00	Most recent sale 03/01/2002 for	88,000	
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
22,100	22,100	22,100	7,921	2.40
2019	New Eq.	Adjustment	Loss	Additions
0	100	0	0	Tax Adjustment
				Losses
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-
22,200	22,200	22,200	8,111	8,111
				PRE/MBT
				0

009-490-086-00 2019 Est. T.C.V. PIERCE DARRELL & DORIS
 Property Class: 401 7195 W MISSAUKEE BLVD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * E1/2 LOT 86

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
50 Actual Front Feet, 0.07 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.80	80	46	802
Total Estimated Land Improvements True Cash Value =				802

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 984 SF Floor Area = 984 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	984		
Total:				101,072	65,697

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	606
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Deck

Treated Wood	96	1,855	1,818	*98% Good
Treated Wood	16	543	532	*98% Good

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	*87% Good
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Totals: 111,156 73,043

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 64,278

2019 Est. T.C.V. 009-490-086-00 = 75,080

Est. TCV/Total Floor Area = 76.30, Most recent sale 07/18/2006 for 15,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,200	33,200	33,200	29,240	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,300	0	0	701	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,500	37,500	37,500	29,941	29,941	0	

009-490-086-50	2019 Est. T.C.V.	PIERCE DARRELL & DORIS
Property Class: 401		7205 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * W1/2 LOT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
50 Actual Front Feet, 0.07 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.60	28	71	469
Total Estimated Land Improvements True Cash Value =				469

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 616 SF Floor Area = 616 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	616		
			Total:	55,423	33,254

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	778	467	
Porches					
WCP (1 Story)		96	2,881	1,729	
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:			69,165	41,500	

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 36,520

2019 Est. T.C.V. 009-490-086-50 = 46,989

Est. TCV/Total Floor Area = 76.28

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
18,800	18,800	18,800	18,080	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,700	0	0	433	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,500	23,500	23,500	18,513	18,513	0	

009-490-087-00 2019 Est. T.C.V. GEESEMAN ONALEE & GEESEMAN JAY
 Property Class: 401 1916 S ROSE 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
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								10,000

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 933 SF Floor Area = 933 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	621		
Bi-Level	Siding	Slab	312		
			Total:	78,265	46,958

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	778	467	
Water/Sewer					
Public Sewer		1	892	535	
Water Well, 100 Feet		1	4,178	2,507	
Built-Ins					
Appliance Allow.		1	1,243	746	
Porches					
WGEP (1 Story)		16	968	900	*93% Good
Local Cost Items					
SANITARY SEWER		1	0	0	*89% Good
			Totals:	86,324	52,113

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 45,859

2019 Est. T.C.V. 009-490-087-00 = 55,859

Est. TCV/Total Floor Area = 59.87

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,500	22,500	22,500	21,734	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,400	0	0	521	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,900	27,900	27,900	22,255	22,255	0	

009-490-088-00	2019 Est. T.C.V.	DVORAK MARK PATRICK
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 *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	10,000

2019 Est. T.C.V. 009-490-088-00 = 10,000

Est. TCV/Total Floor Area = 10.72, Most recent sale 03/11/2016 for 7,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
5,000	5,000	5,000	4,084	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	98	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
5,000	5,000	5,000	4,182	4,182	0			

009-490-089-00	2019 Est. T.C.V.	HAVRILLA MARION G
Property Class: 402		S ROSE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * LOTS 89 & 90

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
103 Actual Front Feet, 0.29 Total Acres Total Est. Land Value =								20,000

2019 Est. T.C.V. 009-490-089-00 = 20,000

Est. TCV/Total Floor Area = 21.44

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,000	10,000	10,000	3,179	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	76	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,000	10,000	10,000	3,255	3,255	0	

009-490-091-00 2019 Est. T.C.V. LOONEY SELWYN E
 Property Class: 401 7206 W RAILROAD ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors * 2 LOTS
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> GROUP A 10K 10000 100 10,000
 <Site Value A> GROUP A 10K 10000 100 10,000
 116 Actual Front Feet, 0.32 Total Acres Total Est. Land Value = 20,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
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	1	95	950
Total Estimated Land Improvements True Cash Value =				3,347

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1104 SF Floor Area = 1104 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,104		
			Total:	119,533	95,630

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	896
3 Fixture Bath	2	7,051	5,641
2 Fixture Bath	1	2,359	1,887

Deck

Treated Wood	144	2,533	2,026
Treated Wood	80	1,718	1,374

Water/Sewer

Public Sewer	1	1,134	907
Water Well, 100 Feet	1	4,407	3,526

Built-Ins

Appliance Allow.	1	2,099	1,679
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Garages

Class: C Exterior: Pole (Unfinished)
 Base Cost 1280 23,437 18,750

Local Cost Items

SANITARY SEWER	1	0	0	*85% Good
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Totals: 165,391 132,316

Notes: MODULAR - BOCA

ECF (409 - RURAL SUBS) 0.600 => TCV: 79,390

2019 Est. T.C.V. 009-490-091-00 = 102,737

Est. TCV/Total Floor Area = 93.06, Most recent sale 01/25/2005 for 82,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,200	48,200	48,200	43,500	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	0	1,044	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
51,400	51,400	51,400	44,544	44,544	44,544	

009-490-093-00 2019 Est. T.C.V. PAUL BROWN
 Property Class: 401 7211 W MISSAUKEE BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors * HOUSE ON LOT LINE

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
150 Actual Front Feet, 0.41 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	313	89	1,304
Total Estimated Land Improvements True Cash Value =				1,304

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1612 SF Floor Area = 1612 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	260		
1 Story	Siding	Crawl Space	1,352		
			Total:	134,334	94,032

Other Additions/Adjustments

Exterior					
Brick Veneer		150	1,800	1,260	
Plumbing					
Average Fixture(s)		1	933	653	
3 Fixture Bath		1	2,929	2,050	
Deck					
Treated Wood		252	3,573	2,501	
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		528	15,914	11,140	
Common Wall: 1/2 Wall		1	-950	-665	
Door Opener		1	368	258	
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	*84% Good
			Totals:	165,654	115,956

Notes:

ECF (409 - RURAL SUBS) 0.600 => TCV: 69,574

2019 Est. T.C.V. 009-490-093-00 = 90,878

Est. TCV/Total Floor Area = 56.38

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,700	42,700	42,700	39,206	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,700	0	0	940	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,400	45,400	45,400	40,146	40,146	40,146	

009-490-096-00 2019 Est. T.C.V. BERRY TIM
 Property Class: 401 1849 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 B> GROUP B 25K					25000	100		25,000
41 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	600	81	2,274
Total Estimated Land Improvements True Cash Value =				2,274

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

(11) Heating System: Forced Hot Water
 Ground Area = 984 SF Floor Area = 984 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Slab	984		
			Total:	91,420	54,852

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	560
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Deck

Treated Wood	230	3,370	2,730	*81% Good
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Garages

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

Base Cost	352	10,761	8,716	*81% Good
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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

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

SANITARY SEWER	1	0	0	*87% Good
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Totals: 117,568 73,509

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 64,688

2019 Est. T.C.V. 009-490-096-00 = 91,962

Est. TCV/Total Floor Area = 93.46, Most recent sale 12/01/2007 for 115,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
43,300	43,300	43,300	32,436	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,700	0	0	778	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,000	46,000	46,000	33,214	33,214	0

009-490-097-00 2019 Est. T.C.V. BERRY TIM
 Property Class: 401 W LAKE ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
41 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								25,000

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

(11) Heating System: Space Heater

Ground Area = 378 SF Floor Area = 378 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Slab	378		
Total:				25,031	13,041

Other Additions/Adjustments

Totals: 25,031 13,767

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 12,115

2019 Est. T.C.V. 009-490-097-00 = 37,115

Est. TCV/Total Floor Area = 98.19, Most recent sale 12/19/2007 for 0

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,300	20,300	20,300	12,546	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,700	0	0	301	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,600	18,600	18,600	12,847	12,847	0	

009-500-001-00 2019 Est. T.C.V. MARTINUS JAMIE & KARA
 Property Class: 401 7074 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	80.00	150.00	0.9173	1.0000	1200	100		88,062
80 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								88,062

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	156	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Electric Baseboard
 Ground Area = 858 SF Floor Area = 1287 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	858		
			Total:	111,537	66,923

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,639	983		
Plumbing					
Average Fixture(s)	1	933	560		
2 Fixture Bath	1	1,970	1,182		
Porches					
WPP		165	2,774	1,664	
WPP		194	3,032	1,819	
Water/Sewer					
Public Sewer	1	1,006	604		
Water Well, 50 Feet	1	1,962	1,177		
Built-Ins					
Appliance Allow.	1	1,467	880		
Fireplaces					
Wood Stove	1	1,630	978		
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Basement Garage: 1.5Car	1	2,216	1,330		
Local Cost Items					
SANITARY SEWER	1	0	0	*81% Good	
Totals:				130,166	78,100

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 101,530

2019 Est. T.C.V. 009-500-001-00	=	190,542			
Est. TCV/Total Floor Area = 148.05, Most recent sale 07/29/2016 for 156,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
89,200	89,200	89,200	83,926	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,100	0	0	2,014	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
95,300	95,300	95,300	85,940	85,940	0

009-500-002-00 2019 Est. T.C.V. STROM CALVIN TRUST &
 Property Class: 401 S ROBB TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	70.00	168.00	0.9548	1.0000	1200	100		80,204
70 Actual Front Feet, 0.27 Total Acres Total Est. Land Value =								80,204

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2004

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

Building Areas

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

Garages

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

Base Cost	784	23,308	19,812
Storage Over Garage	392	4,089	3,476
Door Opener	1	415	353
Totals:		27,812	23,641

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCv: 30,733

2019 Est. T.C.V. 009-500-002-00 = 112,837

Est. TCv/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
50,100	50,100	50,100	47,374	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,300	0	0	1,136	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,400	56,400	56,400	48,510	48,510	0	

009-500-003-00 2019 Est. T.C.V. STROM CALVIN TRUST &
 Property Class: 401 229 S ROBB TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	65.00	165.00	0.9763	1.0000	1200	100		76,149
65 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								76,149

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	234	71	831
Total Estimated Land Improvements True Cash Value =				831

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

(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	Basement	960		
			Total:	117,222	76,174

Other Additions/Adjustments

Exterior					
Brick Veneer			48	626	407
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					
WPP			364	4,648	3,021
Water/Sewer					
Public Sewer			1	1,134	737
Water Well, 50 Feet			1	2,038	1,325
Built-Ins					
Appliance Allow.			1	2,099	1,364
Fireplaces					
Exterior 1 Story			1	4,942	3,212
Local Cost Items					
SANITARY SEWER			1	0	0 *94% Good
Recreation Room			960	14,083	7,041
			Totals:	152,213	96,804

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 125,845

2019 Est. T.C.V. 009-500-003-00				=	202,825
Est. TCV/Total Floor Area = 211.28					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
96,300	96,300	96,300	81,611	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,100	0	0	1,958	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
101,400	101,400	101,400	83,569	83,569	0

009-500-004-00 2019 Est. T.C.V. STROM HARRIET LE
 Property Class: 401 217 S ROBB TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	70.00	148.00	0.9548	1.0000	1200	100		80,204
70 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								80,204

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	102	0	0
D/W/P: 4in Concrete	5.29	264	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1240 SF Floor Area = 1240 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	1,240		
			Total:	132,058	85,824

Other Additions/Adjustments

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

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

Porches

WCP (1 Story)	40	2,064	1,342
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Deck

Treated Wood	312	4,206	2,734
Treated Wood	312	4,206	2,734

Garages

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

Base Cost	468	14,639	9,515
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Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,364
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Fireplaces

Interior 1 Story	1	4,051	2,633
2nd on Same Stack	1	3,312	2,153

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Recreation Room	720	10,562	5,281
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Totals: 186,956 119,923

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 155,900

2019 Est. T.C.V. 009-500-004-00 = 237,054

Est. TCV/Total Floor Area = 191.17, Most recent sale 10/01/1997 for 177,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
110,400	110,400	110,400	104,754	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,100	0	0	2,514	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
118,500	118,500	118,500	107,268	107,268	107,268	

009-500-005-00	2019 Est. T.C.V.	STROM HARRIET LE
Property Class: 402		S ROBB TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	60.00	132.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	72,000

2019 Est. T.C.V. 009-500-005-00 = 72,000

Est. TCV/Total Floor Area = 58.06

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
33,000	33,000	33,000	30,630	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,000	0	0	735	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
36,000	36,000	36,000	31,365	31,365	31,365		

009-500-006-00 2019 Est. T.C.V. FAUGHT MICHAEL J
 Property Class: 401 101 ROBB TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE D 900/FF	76.00	114.00	0.9426	0.9033	900	100		58,241
76 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								58,241

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.67	64	50	757
Wood Frame	16.02	289	50	2,315
Total Estimated Land Improvements True Cash Value =				3,072

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 2016 SF Floor Area = 3024 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Crawl Space	1,536		
1.5 Story	Pine Logs	Slab	480		
			Total:	223,617	167,712

Other Additions/Adjustments

Plumbing

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

Porches

WCP (1 Story)	25	1,382	1,036
WCP (1 Story)	180	5,108	3,831

Deck

Treated Wood	441	5,155	3,866
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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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Fireplaces

Exterior 1 Story	1	4,331	3,248
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Local Cost Items

SANITARY SEWER	1	0	0	*88% Good
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Totals: 250,208 187,654

Notes:

ECF (4520 NORTSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 243,950

2019 Est. T.C.V. 009-500-006-00 = 305,263

Est. TCV/Total Floor Area = 100.95, Most recent sale 07/13/2010 for 219,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
139,600	139,600	139,600	123,782	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,000	0	0	2,970	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
152,600	152,600	152,600	126,752	126,752	126,752	

009-500-007-00 2019 Est. T.C.V. RHODE ROY C & MARY ANN
 Property Class: 401 7108 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors * BACK LOT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GROUP E 10K					10000	100		10,000
0.00 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	500	0	0
D/W/P: 3.5 Concrete	5.00	500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 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 Blt 1994

(11) Heating System: Forced Heat & Cool
 Ground Area = 1988 SF Floor Area = 2566 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	832		
1.5 Story	Siding	Crawl Space	1,156		
			Total:	229,827	183,862

Other Additions/Adjustments

Plumbing

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

Porches

CCP (1 Story)	76	1,671	1,337
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Deck

Treated Wood	304	4,131	3,924	*95% Good
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Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	1	415	332
Base Cost	1440	26,366	21,093

Water/Sewer

Public Sewer	1	1,134	907
Water Well, 100 Feet	1	4,407	3,526

Built-Ins

Appliance Allow.	1	2,099	1,679
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Fireplaces

Wood Stove	1	1,936	1,549
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 276,631 221,925

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 195,294

2019 Est. T.C.V. 009-500-007-00 = 210,044

Est. TCV/Total Floor Area = 81.86, Most recent sale 04/01/1999 for 20,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
95,100	95,100	95,100	75,585	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,900	0	1,814	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
105,000	105,000	105,000	77,399	77,399	77,399

009-510-001-00 2019 Est. T.C.V. BRADFORD IRVING K
 Property Class: 401 8434 CAMPFIRE CT
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$5000					5000	100		5,000
122 Actual Front Feet, 0.54 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	1600	0	0
D/W/P: 3.5 Concrete	5.00	150	0	0
D/W/P: Crushed Rock	1.72	356	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 Blt 1975

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 888 SF Floor Area = 888 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	888		
Total:				104,453	67,894

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,262
Plumbing			
Average Fixture(s)	1	1,120	728
Water/Sewer			
1000 Gal Septic	1	3,691	2,399
Water Well, 100 Feet	1	4,407	2,865
Deck			
Treated Wood	424	5,143	3,343
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	624	19,893	12,930
Common Wall: 1 Wall	1	-2,038	-1,325
Door Opener	1	415	270
Built-Ins			
Appliance Allow.	1	2,099	1,364
Totals:		141,125	91,730

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 82,557

2019 Est. T.C.V. 009-510-001-00		=	92,307
Est. TCV/Total Floor Area = 103.95			
2018 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
42,800	42,800	42,800	33,381 2.40
2019 New Eq.	Adjustment	Loss	Additions Tax Adjustment Losses
0	3,400	0	0 801 0
2019 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
46,200	46,200	46,200	34,182 34,182 34,182

009-510-002-00	2019 Est. T.C.V.	BRADFORD IRVING K JR & ALISA A
Property Class: 402		CAMPFIRE COURT
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$5000					5000	100		5,000
79 Actual Front Feet, 0.32 Total Acres								Total Est. Land Value = 5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	16.19	264	50	2,137
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 =				3,087

2019 Est. T.C.V. 009-510-002-00 = 8,087

Est. TCV/Total Floor Area = 9.11

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	2,858	2.40		
2019	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	700	0	0	68	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	2,926	2,926	2,926	

009-510-003-00	2019 Est. T.C.V.	HILLMAN ANDREW J
Property Class: 401		8462 CAMPFIRE CT
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$5000					5000	100		5,000
79 Actual Front Feet, 0.32 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	400	0	0
Wood Frame	19.92	96	50	956
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,906

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1120 SF Floor Area = 1120 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,120		
			Total:	112,649	105,890

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	877
3 Fixture Bath	1	2,929	2,753

Water/Sewer

1000 Gal Septic	1	3,453	3,246
Water Well, 100 Feet	1	4,280	4,023

Porches

WCP (1 Story)	120	3,775	3,548
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Deck

Treated Wood	100	1,890	1,777
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Garages

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

Base Cost	576	18,824	17,695
Common Wall: 1 Wall	1	-2,038	-1,916

Built-Ins

Appliance Allow.	1	1,467	1,379
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Totals: 148,162 139,272

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 125,345

2019 Est. T.C.V. 009-510-003-00	=	132,251			
Est. TCV/Total Floor Area = 118.08, Most recent sale 01/01/1996 for 9,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
60,900	0	0	0	2.40	
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
66,100	0	0	45,895	0	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
66,100	66,100	66,100	45,895	45,895	45,895

009-510-004-00	2019 Est. T.C.V.	HUGHES JEFFREY
Property Class: 401		8465 CAMPFIRE CT
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$5000					5000	100		5,000
79 Actual Front Feet, 0.37 Total Acres								Total Est. Land Value = 5,000

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

(11) Heating System: Forced Heat & Cool

Ground Area = 1664 SF Floor Area = 1664 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,664		
			Total:	146,345	117,075

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	622
3 Fixture Bath	1	2,463	1,970

Water/Sewer

1000 Gal Septic	1	3,235	2,588
Water Well, 100 Feet	1	4,178	3,342

Deck

Treated Wood	100	1,843	1,474
Treated Wood	9	300	240
Treated Wood	16	532	426

Built-Ins

Appliance Allow.	1	1,243	994
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Totals: 160,917 128,731

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.600 => TCv: 77,239

2019 Est. T.C.V. 009-510-004-00 = 82,239

Est. TCv/Total Floor Area = 49.42, Most recent sale 01/12/2010 for 0

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,300	36,300	36,300	26,559	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,800	0	637	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,100	41,100	41,100	27,196	27,196	0	

009-510-005-00	2019 Est. T.C.V.	LIZOTTE SHIRLEY A
Property Class: 402		CAMPFIRE COURT
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$5000					5000	100		5,000
79 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	5,000

2019 Est. T.C.V. 009-510-005-00 = 5,000

Est. TCV/Total Floor Area = 3.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,500	2,500	2,500	2,042	2.40			
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	49	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
2,500	2,500	2,500	2,091	2,091	2,091		

009-510-006-00 2019 Est. T.C.V. LIZOTTE SHIRLEY A
 Property Class: 401 5068 S NORTH COUNTRY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$5000					5000	100		5,000
120 Actual Front Feet, 0.37 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	856	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 1978

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1454 SF Floor Area = 1454 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	1,110		
1 Story	Siding	Crawl Space	56		
1 Story	Siding	Crawl Space	288		
			Total:	137,482	96,237

Other Additions/Adjustments

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

Plumbing

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

Water/Sewer

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

Porches

CCP (1 Story)	126	2,414	1,690
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Deck

Treated Wood	154	2,587	1,811
Treated Wood	60	1,451	1,016

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 720 17,662 12,363

Built-Ins

Appliance Allow.	1	1,467	1,027
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Breezeways

Frame Wall	192	8,736	6,115
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Recreation Room	1000	14,060	9,842
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Totals: 201,063 140,743

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 126,669

2019 Est. T.C.V. 009-510-006-00 = 132,619

Est. TCV/Total Floor Area = 91.21

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
62,600	62,600	62,600	49,549	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,700	0	0	1,189	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
66,300	66,300	66,300	50,738	50,738	50,738	

009-510-007-00	2019 Est. T.C.V.	LIZOTTE SHIRLEY A
Property Class: 402		NORTH COUNTRY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$5000					5000	100		5,000
145 Actual Front Feet, 0.49 Total Acres								Total Est. Land Value = 5,000

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

2019 Est. T.C.V. 009-510-007-00 = 6,133

Est. TCV/Total Floor Area = 4.22

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2,800	2,800	2,800	2,348	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	56	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,100	3,100	3,100	2,404	2,404	2,404

009-510-008-00	2019 Est. T.C.V.	MERRITT SCOTT D
Property Class: 401		5114 NORTH COUNTRY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$5000					5000	100		5,000
127 Actual Front Feet, 0.85 Total Acres								Total Est. Land Value = 5,000

Cost Est. for Res. Bldg: 1 Single Family TRI Cls C Blt 1977

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1392 SF Floor Area = 1440 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	744		
1 Story	Siding	Slab	648		
1 Story	Siding	Overhang	48		
			Total:	148,819	96,731

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,120	728	

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

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

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		396	14,628	9,508	
Common Wall: 1 Wall		1	-2,038	-1,325	

Built-Ins

Appliance Allow.					
		1	2,099	1,364	
			Totals:	172,879	112,369

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 101,132

2019 Est. T.C.V. 009-510-008-00 = 106,132

Est. TCV/Total Floor Area = 73.70

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,600	48,600	48,600	39,681	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,500	0	952	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,100	53,100	53,100	40,633	40,633	40,633	

009-510-009-00 2019 Est. T.C.V. SPANN BRET & THERESA
 Property Class: 401 5128 NORTH COUNTRY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$5000					5000	100		5,000
108 Actual Front Feet, 0.52 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.02	814	0	0
D/W/P: Crushed Rock	1.61	72	0	0
Wood Frame	16.84	120	50	1,010

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				2,910

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D 10 Blt 2001

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,344		
Total:				115,833	98,450

Other Additions/Adjustments

Plumbing

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

Water/Sewer

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

Deck

Treated Wood	61	1,434	1,219
Treated Wood	200	3,000	2,550

Garages

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

Base Cost	678	16,638	14,142
Door Opener	1	327	278

Built-Ins

Appliance Allow.	1	1,243	1,057
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Totals: 149,129 126,752

Notes: YEAR 2000 REDMAN S/N 11262619

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.600 => TCV: 76,051

2019 Est. T.C.V. 009-510-009-00 = 83,961

Est. TCV/Total Floor Area = 62.47, Most recent sale 08/22/2014 for 30,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,200	38,200	38,200	29,566	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,800	0	0	709	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,000	42,000	42,000	30,275	30,275	30,275	

009-510-010-00 2019 Est. T.C.V. BEEBE JODY & AMI
 Property Class: 401 5148 S NORTH COUNTRY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$5000					5000	100		5,000
115 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.02	220	0	0
Wood Frame	17.34	100	50	867
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 =				1,817

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 1168 SF Floor Area = 1168 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,168		
Total:				99,287	79,429

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	622
3 Fixture Bath	1	2,463	1,970

Water/Sewer

1000 Gal Septic	1	3,235	2,588
Water Well, 100 Feet	1	4,178	3,342

Deck

Treated Wood	224	3,239	2,591
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Garages

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

Base Cost	576	14,688	11,750
Common Wall: 1 Wall	1	-1,753	-1,402
Door Opener	1	327	262

Built-Ins

Appliance Allow.	1	1,243	994
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Porches

CPP	20	379	303
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Totals: 128,064 102,449

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 92,204

2019 Est. T.C.V. 009-510-010-00 = 99,021

Est. TCV/Total Floor Area = 84.78, Most recent sale 02/03/2012 for 69,300

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,800	41,800	41,800	33,907	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,700	0	0	813	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,500	49,500	49,500	34,720	34,720	34,720	

009-510-012-00 2019 Est. T.C.V. HANNA ELIZABETH
 Property Class: 401 5190 S NORTH COUNTRY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$5000					5000	100		5,000
110 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	600	0	0
Wood Frame	18.71	200	50	1,871
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 =				2,821

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 1232 SF Floor Area = 1232 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,232		
			Total:	144,846	118,773

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	918
3 Fixture Bath	1	3,525	2,890
Separate Shower	1	1,032	846

Water/Sewer

1000 Gal Septic	1	3,691	3,027
Water Well, 100 Feet	1	4,407	3,614

Deck

Treated Wood	176	2,886	2,367
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Garages

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

Base Cost	576	18,824	15,436
Common Wall: 1.5 Wall	1	-3,057	-2,507
Door Opener	1	415	340

Built-Ins

Appliance Allow.	1	2,099	1,721
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Totals: 179,788 147,425

Notes: HUD MANUFACTURED - 2015-03442 AFFMAN 1998 FLEETWOOD INFLW55AB05345BJ1

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.400 => TCV: 58,970

2019 Est. T.C.V. 009-510-012-00 = 66,791

Est. TCV/Total Floor Area = 54.21, Most recent sale 09/17/2015 for 62,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,000	36,000	36,000	30,802	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,600	0	0	739	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,400	33,400	33,400	31,541	31,541	31,541	

009-510-013-00 2019 Est. T.C.V. BALL MICHAEL & BARBARA
 Property Class: 401 5210 NORTH COUNTRY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$5000					5000	100		5,000
110 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.57	1000	94	5,236
Wood Frame	16.03	288	45	2,078
Total Estimated Land Improvements True Cash Value =				7,314

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1848 SF Floor Area = 1848 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Basement	1,560			
1 Story	Siding	Crawl Space	288			*99% Good
			Total:	167,665	152,848	

Other Additions/Adjustments

Plumbing

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

Water/Sewer

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

Deck

Treated Wood	96	1,855	1,669
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Garages

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

Base Cost	728	19,933	17,940
Common Wall: 1 Wall	1	-1,906	-1,715
Door Opener	1	368	331

Built-Ins

Appliance Allow.	1	1,467	1,320
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Carports

Aluminum	216	2,201	1,651	*75% Good
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Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	140	595	268	*45% Good
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Totals: 203,773 184,748

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 166,273

2019 Est. T.C.V. 009-510-013-00 = 178,587

Est. TCV/Total Floor Area = 96.64, Most recent sale 09/01/2000 for 6,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
80,800	80,800	80,800	61,007	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,500	0	0	1,464	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,300	89,300	89,300	62,471	62,471	62,471	

009-510-014-00 2019 Est. T.C.V. EISENGA KYLE L & ROXANNE
 Property Class: 401 5232 NORTH COUNTRY DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$5000					5000	100		5,000
110 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	1500	50	4,657
D/W/P: 3.5 Concrete	5.00	500	50	1,250
Total Estimated Land Improvements True Cash Value =				5,907

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 1644 SF Floor Area = 1644 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,644		
Total:				185,748	159,744

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	963
3 Fixture Bath	1	3,525	3,031

Water/Sewer

1000 Gal Septic	1	3,691	3,174
Water Well, 100 Feet	1	4,407	3,790

Garages

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

Base Cost	575	18,803	16,171
Common Wall: 2 Wall	1	-4,076	-3,505
Door Opener	1	415	357

Built-Ins

Appliance Allow.	1	2,099	1,805
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Porches

CCP (1 Story)	24	917	789
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Totals: 216,649 186,319

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCv: 167,687

2019 Est. T.C.V. 009-510-014-00 = 178,594

Est. TCv/Total Floor Area = 108.63, Most recent sale 10/19/2018 for 177,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
89,600	89,600	89,600	66,127	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-300	0	0	23,173	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,300	89,300	89,300	67,714	89,300	89,300	

009-510-015-00 2019 Est. T.C.V. JASPERSE THOMAS J & JANICE D
 Property Class: 401 5250 NORTH COUNTRY DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GRP E SITE		4000			4000	100		4,000
162 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								4,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	1200	50	3,726
D/W/P: 3.5 Concrete	5.00	150	50	375
Wood Frame	24.51	80	94	1,843

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				6,884

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 1536 SF Floor Area = 1536 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	1,536		
Total:				175,170	148,894

Other Additions/Adjustments

Plumbing

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

Water/Sewer

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

Porches

CCP (1 Story)	36	878	746
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Deck

Treated Wood	100	1,938	1,647
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Garages

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

Base Cost	576	22,654	19,256
Common Wall: 2 Wall	1	-4,076	-3,465
Door Opener	1	415	353

Built-Ins

Appliance Allow.	1	2,099	1,784
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Totals: 211,821 180,046

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 162,041

2019 Est. T.C.V. 009-510-015-00 = 172,925

Est. TCV/Total Floor Area = 112.58, Most recent sale 10/04/2013 for 143,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
76,500	76,500	76,500	59,418	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,000	0	1,426	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,500	86,500	86,500	60,844	60,844	60,844	

009-510-017-00 2019 Est. T.C.V. POTESTA PAUL & SHARON
 Property Class: 401 8435 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GRP E SITE\$4000					4000	100	LOT 16	4,000
<Site Value E> GRP E SITE\$4000					4000	100	LOT 17	4,000
220 Actual Front Feet, 0.79 Total Acres Total Est. Land Value =								8,000

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 C -5 Blt 1996

(11) Heating System: Forced Heat & Cool
 Ground Area = 1400 SF Floor Area = 1400 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,400		
			Total:	153,709	127,593

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	930
3 Fixture Bath	1	3,525	2,926

Water/Sewer

1000 Gal Septic	1	3,691	3,064
Water Well, 100 Feet	1	4,407	3,658

Porches

WCP (1 Story)	160	5,230	4,341
CCP (1 Story)	30	752	624

Garages

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

Base Cost	768	27,855	23,120
Common Wall: 1 Wall	1	-2,038	-1,692
Door Opener	1	415	344

Built-Ins

Appliance Allow.	1	2,099	1,742
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Recreation Room	1100	16,137	13,394
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Totals:		216,902	180,044
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Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 162,040

2019 Est. T.C.V. 009-510-017-00 = 170,980

Est. TCV/Total Floor Area = 122.13

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
79,500	79,500	79,500	61,622	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,000	0	0	1,478	0	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
85,500	85,500	85,500	63,100	63,100	63,100	

009-510-019-00 2019 Est. T.C.V. KRAAI BRADLEY
 Property Class: 401 8395 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GRP E SITE	4000				4000	100		4,000
110 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =								4,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.02	850	0	0
Wood Frame	16.84	120	50	1,010
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				2,910

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D 10 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:				109,016	98,111

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	700		

Water/Sewer					
1000 Gal Septic	1	3,235	2,911		
Water Well, 100 Feet	1	4,178	3,760		

Deck					
Treated Wood	192	2,924	2,632		

Garages

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

Base Cost	576	14,688	13,219		
Common Wall: 1 Wall	1	-1,753	-1,578		

Built-Ins

Appliance Allow.	1	1,243	1,119		
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Totals: 134,309 120,874

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.600 => TCV: 72,524

2019 Est. T.C.V. 009-510-019-00 = 79,434

Est. TCV/Total Floor Area = 63.65, Most recent sale 10/01/1999 for 5,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,100	36,100	36,100	24,879	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	0	597	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,700	39,700	39,700	25,476	25,476	25,476	

009-510-020-00 2019 Est. T.C.V. ROOT DEAN M & SHERYL J
 Property Class: 401 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GRP E SITE	4000				4000	100		4,000
100 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =								4,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.57	336	0	0
D/W/P: 3.5 Concrete	4.68	40	0	0
D/W/P: 3.5 Concrete	4.68	40	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 2013

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1848 SF Floor Area = 1848 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,848		
Total:				151,798	145,726

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	896
3 Fixture Bath	1	2,929	2,812

Water/Sewer

1000 Gal Septic	1	3,453	3,315
Water Well, 50 Feet	1	1,962	1,884

Deck

Treated Wood	160	2,654	2,548
Treated Wood	96	1,855	1,781

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 784 20,964 20,125

Totals: 186,548 179,087

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.600 => TCv: 107,452

2019 Est. T.C.V. 009-510-020-00				=	113,352
Est. TCv/Total Floor Area = 61.34, Most recent sale 06/20/2013 for 6,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
56,000	56,000	56,000	43,473	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	700	0	1,043	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
56,700	56,700	56,700	44,516	44,516	0

009-510-021-00	2019 Est. T.C.V.	ROOT DEAN M & SHERYL J
Property Class: 402		W WHISPERING PINE CIR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

 Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GRP E SITE		4000			4000	100		4,000
100 Actual Front Feet, 0.37 Total Acres							Total Est. Land Value =	4,000

 2019 Est. T.C.V. 009-510-021-00 = 4,000

Est. TCV/Total Floor Area = 2.16

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	1,531	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	36	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,000	2,000	2,000	1,567	1,567	0	

009-510-022-00	2019 Est. T.C.V.	ENGLISH MITCHELL O & NICOLE K
Property Class: 402		W WHISPERING PINE CIR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GRP E SITE		4000			4000	100		4,000
100 Actual Front Feet, 0.37 Total Acres							Total Est. Land Value =	4,000

2019 Est. T.C.V. 009-510-022-00 = 4,000

Est. TCV/Total Floor Area = 2.16, Most recent sale 10/10/2014 for 3,700

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,000	2,000	2,000	1,531	2.40			
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	36	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
2,000	2,000	2,000	1,567	1,567	1,567		

009-510-023-00	2019 Est. T.C.V.	CZELUSTA LAWRENCE S & SOOMIN HAN
Property Class: 402		W WHISPERING PINE CIR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GRP E SITE		4000			4000	100		4,000
100 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	4,000

2019 Est. T.C.V. 009-510-023-00 = 4,000

Est. TCV/Total Floor Area = 2.16, Most recent sale 07/27/2017 for 157,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	2,000	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,000	2,000	2,000	2,048	2,000	2,000	

009-510-025-00	2019 Est. T.C.V.	SKIERA JAMES H & CHRISTY
Property Class: 402		W WHISPERING PINE CIR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GRP E SITE		4000			4000	100		4,000
100 Actual Front Feet, 0.56 Total Acres							Total Est. Land Value =	4,000

2019 Est. T.C.V. 009-510-025-00 = 4,000

Est. TCV/Total Floor Area = 3.01

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	1,531	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	36	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,000	2,000	2,000	1,567	1,567	1,567	

009-510-026-00 2019 Est. T.C.V. SKIERA JAMES M
 Property Class: 401 8269 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$5000					5000	100		5,000
137 Actual Front Feet, 0.49 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	75	0	0
D/W/P: 4in Ren. Conc.	6.21	1245	0	0
Wood Frame	19.98	160	50	1,598

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	3	95	2,850
Total Estimated Land Improvements True Cash Value =				4,448

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1776 SF Floor Area = 1776 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,248		
1 Story	Siding	Slab	528		
			Total:	182,777	118,804

Other Additions/Adjustments

Exterior					
Brick Veneer		208	2,712	1,763	
Plumbing					
Average Fixture(s)		1	1,120	728	
3 Fixture Bath		1	3,525	2,291	
Water/Sewer					
1000 Gal Septic		1	3,691	2,399	
Water Well, 100 Feet		1	4,407	2,865	
Deck					
Treated Wood		320	4,278	2,781	
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		728	22,189	14,423	
Common Wall: 1 Wall		1	-2,038	-1,325	
Door Opener		1	415	270	
Built-Ins					
Appliance Allow.		1	2,099	1,364	
			Totals:	225,175	146,363

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 131,727

2019 Est. T.C.V. 009-510-026-00 = 141,175

Est. TCV/Total Floor Area = 79.49

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
62,800	62,800	62,800	52,489	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,800	0	1,259	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
70,600	70,600	70,600	53,748	53,748	53,748	

009-510-027-00	2019 Est. T.C.V.	SKIERA JAMES M
Property Class: 402		W WHISPERING PINE CIR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$5000					5000	100		5,000
110 Actual Front Feet, 0.57 Total Acres							Total Est. Land Value =	5,000

2019 Est. T.C.V. 009-510-027-00 = 5,000

Est. TCV/Total Floor Area = 2.82

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	2,042	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	49	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	2,091	2,091	2,091	

009-510-028-00	2019 Est. T.C.V.	SKIERA JAMES M & CHRISTY
Property Class: 402		W WHISPERING PINE CIR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

 Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GRP E SITE		4000			4000	100		4,000
100 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	4,000

 2019 Est. T.C.V. 009-510-028-00 = 4,000

Est. TCV/Total Floor Area = 2.25, Most recent sale 06/01/1996 for 5,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	1,531	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	36	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,000	2,000	2,000	1,567	1,567	1,567	

009-510-029-00	2019 Est. T.C.V.	SKIERA JAMES M & CHRISTY
Property Class: 402		W WHISPERING PINE CIR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

 Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GRP E SITE\$4000					4000	100		4,000
90 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	4,000

 2019 Est. T.C.V. 009-510-029-00 = 4,000

Est. TCV/Total Floor Area = 2.25

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	1,531	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	36	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,000	2,000	2,000	1,567	1,567	1,567	

009-510-030-00	2019 Est. T.C.V.	DUSHANE DAVIS L
Property Class: 401		8210 FRIENDLY COURT
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

	* Factors *	IRREGULAR	
Description	Frontage	Depth	Front Depth Rate %Adj. Reason Value
<Site Value D> SITE\$5000			5000 100
90 Actual Front Feet, 0.60 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	768 81	1,362
Total Estimated Land Improvements True Cash Value =			1,362

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1120 SF Floor Area = 1120 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,120		
			Total:	112,649	84,485

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,639	1,229
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Plumbing

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

Water/Sewer

1000 Gal Septic	1	3,453	2,590
Water Well, 100 Feet	1	4,280	3,210

Deck

Treated Wood	32	1,043	782
Treated Wood	186	2,926	2,194

Garages

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

Base Cost	784	20,964	15,723
Common Wall: 1 Wall	1	-1,906	-1,429
Door Opener	1	368	276

Built-Ins

Appliance Allow.	1	1,467	1,100
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Totals: 150,745 113,057

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 101,751

2019 Est. T.C.V. 009-510-030-00 = 108,113

Est. TCV/Total Floor Area = 96.53, Most recent sale 06/21/2010 for 75,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
49,200	49,200	49,200	41,610	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,900	0	0	998	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
54,100	54,100	54,100	42,608	42,608	42,608

009-510-031-00	2019 Est. T.C.V.	FEISTER MICHAEL L & CATHY
Property Class: 401		FRIENDLY COURT
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

 Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C	6000				6000	100		6,000
132 Actual Front Feet, 0.44 Total Acres								Total Est. Land Value = 6,000

 Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	15.03	192	94	2,713
Total Estimated Land Improvements True Cash Value =				2,713

 2019 Est. T.C.V. 009-510-031-00 = 8,713

Est. TCV/Total Floor Area = 7.78, Most recent sale 10/01/2002 for 158,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,700	3,700	3,700	3,267	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	700	0	0	78	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,400	4,400	4,400	3,345	3,345	3,345

009-510-032-00 2019 Est. T.C.V. FEISTER MICHAEL L & CATHY
 Property Class: 401 8242 FRIENDLY COURT
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C	6000				6000	100		6,000
110 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =								6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	1936	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1565 SF Floor Area = 1565 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Basement	1,565		
			Total:	176,407	114,665

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,262
Plumbing			
Average Fixture(s)	1	1,120	728
3 Fixture Bath	1	3,525	2,291
2 Fixture Bath	1	2,359	1,533
Water/Sewer			
1000 Gal Septic	1	3,691	2,399
Water Well, 100 Feet	1	4,407	2,865
Porches			
CGEP (1 Story)	270	11,664	7,582
CCP (1 Story)	28	709	461
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	400	14,716	9,565
Door Opener	1	415	270
Built-Ins			
Appliance Allow.	1	2,099	1,364
Fireplaces			
Interior 1 Story	1	4,051	2,633
Breezeways			
Frame Wall	125	6,529	4,244
		Totals:	233,634 151,862

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 136,676

2019 Est. T.C.V. 009-510-032-00				=	144,576
Est. TCV/Total Floor Area = 92.38					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
70,900	70,900	70,900	56,268	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,400	0	0	1,350	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
72,300	72,300	72,300	57,618	57,618	57,618

009-510-033-00	2019 Est. T.C.V.	FEISTER MICHAEL L & CATHY
Property Class: 402		FRIENDLY COURT
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

	* Factors *	E 25' OF LOT 33	
Description	Frontage	Depth	Front Depth Rate %Adj. Reason Value
<Site Value E> GRP E SITE\$4000			4000 100 PRT OF LOT 33 4,000
25 Actual Front Feet, 0.11 Total Acres			Total Est. Land Value = 4,000

2019 Est. T.C.V. 009-510-033-00 = 4,000

Est. TCV/Total Floor Area = 2.56

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2,000	2,000	2,000	1,250	2.40	
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	30	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,000	2,000	2,000	1,280	1,280	1,280

009-510-033-50 2019 Est. T.C.V. HINKSTON JEFFERY E & TONJA S
 Property Class: 401 8278 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C	6000				6000	100		6,000
105 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	416	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1995

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1216 SF Floor Area = 1824 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	1,216		
Total:				188,540	150,820

Other Additions/Adjustments

Plumbing

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

Water/Sewer

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

Porches

WCP (1 Story)	120	4,190	3,352
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Deck

Treated Wood	144	2,533	2,026
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Garages

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

Base Cost	936	26,676	21,341
Storage Over Garage	936	9,762	7,810

Built-Ins

Appliance Allow.	1	2,099	1,679
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Breezeways

Frame Wall	72	3,761	3,009
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Totals: 252,663 202,119

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 181,907

2019 Est. T.C.V. 009-510-033-50 = 188,857

Est. TCV/Total Floor Area = 103.54

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
85,900	85,900	85,900	72,845	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,500	0	1,748	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,400	94,400	94,400	74,593	74,593	74,593	

009-510-034-00	2019 Est. T.C.V.	HINKSTON JEFFERY E & TONJA S
Property Class: 402		W WHISPERING PINE CIR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C	6000				6000	100		6,000
135 Actual Front Feet, 0.58 Total Acres							Total Est. Land Value =	6,000

2019 Est. T.C.V. 009-510-034-00 = 6,000

Est. TCV/Total Floor Area = 3.29, Most recent sale 04/01/2000 for 176,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
3,000	3,000	3,000	2,552	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	61	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,000	3,000	3,000	2,613	2,613	2,613			

009-510-035-00 2019 Est. T.C.V. MACKIE WILLIAM W
 Property Class: 401 8290 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C	6000				6000	100		6,000
134 Actual Front Feet, 0.47 Total Acres Total Est. Land Value =								6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	254	0	0
D/W/P: Asphalt Paving	2.35	1200	0	0
Wood Frame	21.25	120	71	1,810

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,760

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1250 SF Floor Area = 1298 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	600		
1 Story	Siding	Crawl Space	650		
1 Story	Siding	Overhang	48		
			Total:	136,977	82,186

Other Additions/Adjustments

Plumbing

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

Water/Sewer

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

Porches

CCP (1 Story)	36	878	527
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Garages

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

Base Cost	550	18,255	10,953
Common Wall: 1 Wall	1	-2,038	-1,223

Built-Ins

Appliance Allow.	1	2,099	1,259
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Totals: 168,914 101,348

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 91,213

2019 Est. T.C.V. 009-510-035-00 = 99,973

Est. TCV/Total Floor Area = 77.02, Most recent sale 03/25/2016 for 77,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,800	40,800	40,800	39,104	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,200	0	0	938	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,000	50,000	50,000	40,042	40,042	40,042	

009-510-037-00 2019 Est. T.C.V. TIGHE JUSTIN & JESSICA
 Property Class: 401 8320 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C	6000				6000	100		6,000
100 Actual Front Feet, 0.47 Total Acres Total Est. Land Value =								6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	200	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 BI Cls C 5 Blt 1977

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1172 SF Floor Area = 1222 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	600		
1 Story	Siding	Basement	572		
1 Story	Siding	Overhang	50		
			Total:	142,183	92,406

Other Additions/Adjustments

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

Water/Sewer

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

Garages

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

Base Cost	528	17,757	11,542
Common Wall: 1 Wall	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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Porches

CCP (1 Story)	24	917	596
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Basement Living Area	600	16,326	10,612
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Totals: 195,705 127,194

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 114,475

2019 Est. T.C.V. 009-510-037-00 = 121,425

Est. TCV/Total Floor Area = 99.37, Most recent sale 06/16/2006 for 136,250

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
56,800	56,800	56,800	48,253	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	0	1,158	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,700	60,700	60,700	49,411	49,411	49,411	

009-510-038-00 2019 Est. T.C.V. MCGINESS WILLIAM & MARCIA TRUST
 Property Class: 401 8348 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$5000					5000	100		5,000
96 Actual Front Feet, 0.35 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	277	0	0
D/W/P: 4in Ren. Conc.	6.21	1134	0	0
D/W/P: Brick on Sand	13.67	111	0	0
D/W/P: Patio Blocks	11.84	440	0	0
Wood Frame	21.25	120	50	1,275
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,275

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1716 SF Floor Area = 1716 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	1,324		
1 Story	Siding	Basement	392		
			Total:	183,598	128,519

Other Additions/Adjustments

Exterior					
Brick Veneer		200	2,608	1,826	
Plumbing					
Average Fixture(s)		1	1,120	784	
2 Fixture Bath		1	2,359	1,651	
Water/Sewer					
1000 Gal Septic		1	3,691	2,584	
Water Well, 50 Feet		1	2,038	1,427	
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		550	18,255	12,778	
Common Wall: 1 Wall		1	-2,038	-1,427	
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		672	20,993	14,695	
Built-Ins					
Appliance Allow.		1	2,099	1,469	
Fireplaces					
Interior 1 Story		1	4,051	2,836	
			Totals:	238,774	167,142

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCv: 150,428

2019 Est. T.C.V. 009-510-038-00				=	161,703
Est. TCv/Total Floor Area = 94.23					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
67,100	67,100	67,100	54,169	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
6,600	7,200	0	6,600	1,300	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
80,900	80,900	80,900	62,069	62,069	62,069

009-510-039-00 2019 Est. T.C.V. WIERS MICHAEL C
 Property Class: 401 8358 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$5000					5000	100		5,000
100 Actual Front Feet, 0.33 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	1116	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1166 SF Floor Area = 1210 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	572		
1 Story	Siding	Crawl Space	594		
1 Story	Siding	Overhang	44		
			Total:	129,141	83,942

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,120	728	
Water/Sewer					
1000 Gal Septic		1	3,691	2,399	
Water Well, 50 Feet		1	2,038	1,325	
Deck					
Treated Wood		96	1,901	1,236	
Treated Wood		192	3,057	1,987	
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		1008	28,234	18,352	
Built-Ins					
Appliance Allow.		1	2,099	1,364	
Porches					
CPP		20	424	276	
			Totals:	171,705	111,609

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 100,448

2019 Est. T.C.V. 009-510-039-00				=	107,348
Est. TCV/Total Floor Area = 88.72, Most recent sale 09/16/2011 for 0					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
47,400	47,400	47,400	38,947	2.40	
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment
0	6,300	0	0	934	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
53,700	53,700	53,700	39,881	39,881	39,881

009-510-040-00 2019 Est. T.C.V. CUNDIFF JOSHUA A & ASHLERY E
 Property Class: 401 8383 W BLUE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$5000					5000	100		5,000
100 Actual Front Feet, 0.38 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C -5 Blt 1998

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1040 SF Floor Area = 1040 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	1,040		
			Total:	113,566	96,528

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,651
Plumbing			
Average Fixture(s)	1	1,120	952
3 Fixture Bath	1	3,525	2,996
Water/Sewer			
1000 Gal Septic	1	3,691	3,137
Water Well, 100 Feet	1	4,407	3,746
Porches			
WCP (1 Story)	196	6,013	5,111
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Basement Garage: 1 Car	1	1,972	1,676
Built-Ins			
Appliance Allow.	1	2,099	1,784
Recreation Room	520	7,628	3,814
		Totals:	145,963 121,395

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.600 => TCV: 72,837

2019 Est. T.C.V. 009-510-040-00	=	78,807			
Est. TCV/Total Floor Area = 75.78, Most recent sale 07/28/2011 for 84,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
41,200	41,200	41,200	31,523	2.40	
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,800	0	0	756	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
39,400	39,400	39,400	32,279	32,279	32,279

009-510-042-00	2019 Est. T.C.V.	RICHARDSON CODY T & KATHERINE K
Property Class: 402		W WHISPERING PINE CIR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$5000					5000	100		5,000
105 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	5,000

2019 Est. T.C.V. 009-510-042-00 = 5,000

Est. TCV/Total Floor Area = 4.81, Most recent sale 05/09/2006 for 7,000

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

009-510-044-00 2019 Est. T.C.V. CRITTEDEN THOMAS
 Property Class: 401 8376 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$5000					5000	100	LOT 44	5,000
<Site Value D> SITE\$5000					5000	100	LOT 41	5,000
105 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	840	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 970 SF Floor Area = 1869 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Bi-Level	Siding	Bi-Lev. 80%	970		
1 Story	Siding	Overhang	82		
1 Story	Siding	Overhang	41		
			Total:	148,002	96,202

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,262
Plumbing			
Average Fixture(s)	1	1,120	728
3 Fixture Bath	1	3,525	2,291
Water/Sewer			
1000 Gal Septic	1	3,691	2,399
Water Well, 50 Feet	1	2,038	1,325
Porches			
CPP	126	1,877	1,220
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	18,824	12,236
Common Wall: 1/2 Wall	1	-1,019	-662
Door Opener	2	830	539
Built-Ins			
Appliance Allow.	1	2,099	1,364
Fireplaces			
Wood Stove	1	1,936	1,258
Deck			
Treated Wood	816	8,038	5,225
Treated Wood	24	832	541
Totals:			193,735 125,928

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 113,335

2019 Est. T.C.V. 009-510-044-00				=	125,710
Est. TCV/Total Floor Area = 67.26, Most recent sale 09/08/2015 for 106,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
60,300	60,300	60,300	55,732	2.40	
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment Losses
0	2,600		0	0	1,337 0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
62,900	62,900	62,900	57,069	57,069	57,069

009-510-045-00 2019 Est. T.C.V. ROYAL JENNIFER L
 Property Class: 401 5085 NORTH COUNTRY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$5000					5000	100		5,000
110 Actual Front Feet, 0.39 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	792	0	0
Wood Frame	15.80	320	50	2,528
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 =				3,478

Cost Est. for Res. Bldg: 1 Single Family TRI Cls CD Blt 1977

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1196 SF Floor Area = 1842 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Tri-Level	Siding	Crawl Space	1,196		
1 Story	Siding	Overhang	48		
			Total:	144,325	93,811

Other Additions/Adjustments

Plumbing

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

Water/Sewer

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

Porches

CCP (1 Story)	96	1,883	1,224
CGEP (1 Story)	16	1,295	842

Garages

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

Base Cost	528	15,914	10,344
Common Wall: 1 Wall	1	-1,906	-1,239

Built-Ins

Appliance Allow.	1	1,467	954
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Fireplaces

Exterior 1 Story	1	4,331	2,815
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Totals: 175,627 114,156

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 102,740

2019 Est. T.C.V. 009-510-045-00 = 111,218

Est. TCV/Total Floor Area = 60.38, Most recent sale 08/12/2011 for 88,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
49,600	49,600	49,600	40,417	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,000	0	970	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,600	55,600	55,600	41,387	41,387	41,387	

009-510-046-00 2019 Est. T.C.V. BURNS GERALD P SR
 Property Class: 401 8375 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$5000					5000	100		5,000
100 Actual Front Feet, 0.36 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	1300	71	4,615
Total Estimated Land Improvements True Cash Value =				4,615

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1104 SF Floor Area = 1104 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	1,104		
			Total:	125,828	88,080

Other Additions/Adjustments

Plumbing

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

Water/Sewer

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

Porches

CCP (1 Story)	84	1,828	1,280
CPP	96	1,495	1,046

Deck

Treated Wood	160	2,714	1,900
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Garages

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

Base Cost	576	18,824	13,177
Common Wall: 1 Wall	1	-2,038	-1,427

Built-Ins

Appliance Allow.	1	2,099	1,469
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Totals: 159,958 111,971

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 100,774

2019 Est. T.C.V. 009-510-046-00 = 110,389

Est. TCV/Total Floor Area = 99.99

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
51,400	51,400	51,400	41,885	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,800	0	0	1,005	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
55,200	55,200	55,200	42,890	42,890	42,890

009-510-047-00	2019 Est. T.C.V.	BURNS GERALD P SR
Property Class: 402		8375 W WHISPERING PINE CIR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$5000					5000	100		5,000
100 Actual Front Feet, 0.37 Total Acres							Total Est. Land Value =	5,000

2019 Est. T.C.V. 009-510-047-00 = 5,000

Est. TCV/Total Floor Area = 4.53

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	2,042	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	49	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	2,091	2,091	0	

009-510-048-00 2019 Est. T.C.V. EILAR THOMAS E
Property Class: 401 8333 W WHISPERING PINE CIR
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$5000					5000	100		5,000
156 Actual Front Feet, 0.62 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	150	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1248 SF Floor Area = 1248 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	1,248		
			Total:	139,782	90,858

Other Additions/Adjustments

Plumbing

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

Water/Sewer

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

Deck

Treated Wood	144	2,533	1,646
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Garages

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

Base Cost	440	15,704	10,208
Common Wall: 1 Wall	1	-2,038	-1,325

Built-Ins

Appliance Allow.	1	2,099	1,364
Recreation Room	530	7,775	5,054

Totals: 176,229 114,548

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 103,093

2019 Est. T.C.V. 009-510-048-00 = 109,043

Est. TCV/Total Floor Area = 87.37

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
50,800	50,800	50,800	42,830	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,700	0	1,027	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,500	54,500	54,500	43,857	43,857	43,857	

009-510-049-00 2019 Est. T.C.V. EILAR THOMAS E & MARY E
 Property Class: 401 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$5000					5000	100		5,000
110 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.25	120	94	2,397
Total Estimated Land Improvements True Cash Value =				2,397

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

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

Building Areas

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

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			672	20,993	17,844
Totals:				20,993	17,844

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 16,060

2019 Est. T.C.V. 009-510-049-00						=	23,457
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/01/1995 for 4,500							
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
10,400	10,400	10,400	8,958	2.40			
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	1,300	0	0	214	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT	
11,700	11,700	11,700	9,172	9,172		0	

009-510-050-00 2019 Est. T.C.V. BERNIER SARAH N
 Property Class: 401 8293 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$5000					5000	100		5,000
79 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

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

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

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,008		
Total:				103,104	82,483

Other Additions/Adjustments

Plumbing
 Average Fixture(s) 1 933 746

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

Porches
 WCP (1 Story) 96 3,193 2,554

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 528 15,914 12,731
 Common Wall: 1 Wall 1 -1,906 -1,525
 Door Opener 1 368 294

Built-Ins

Appliance Allow. 1 1,467 1,174

Totals: 128,488 102,789

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCv: 92,510

2019 Est. T.C.V. 009-510-050-00 = 98,450

Est. TCv/Total Floor Area = 97.67, Most recent sale 09/12/2008 for 108,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
46,600	46,600	46,600	39,891	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	0	957	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,200	49,200	49,200	40,848	40,848	40,848	

009-510-051-00 2019 Est. T.C.V. STARK PHILLIP J & SANDRA J
 Property Class: 401 8273 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$5000					5000	100		5,000
229 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	737	0	0
D/W/P: Patio Blocks	11.84	24	0	0
D/W/P: 4in Concrete	5.29	750	0	0
Wood Frame	19.98	160	50	1,598
Wood Frame	17.89	304	50	2,719
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 =				6,692

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1997

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1284 SF Floor Area = 1284 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,124		
1 Story	Siding	Crawl Space	160		
			Total:	141,799	112,020

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	885
3 Fixture Bath	1	3,525	2,785

Water/Sewer

1000 Gal Septic	1	3,691	2,916
Water Well, 100 Feet	1	4,407	3,482

Porches

CPP	30	634	501
WCP (1 Story)	80	3,222	2,545

Garages

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

Base Cost	624	19,893	15,715
Common Wall: 1 Wall	1	-2,038	-1,610
Door Opener	1	415	328

Built-Ins

Appliance Allow.	1	2,099	1,658
Recreation Room	1000	14,670	11,589
Totals:			193,437
			152,814

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 137,533

2019 Est. T.C.V. 009-510-051-00					=	149,225
Est. TCV/Total Floor Area = 116.22, Most recent sale 10/01/2008 for 126,900						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
69,300	69,300	69,300	51,649	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,300	0	0	1,239	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
74,600	74,600	74,600	52,888	52,888	52,888	

009-510-052-00 2019 Est. T.C.V. SIMMONS WESLEY W & ANGELA R
 Property Class: 401 8276 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GRP E SITE		4000			4000	100		4,000
142 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =								4,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.57	1100	0	0
Fencing: Wire Mesh, #9	2.84	600	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1996

(11) Heating System: Forced Heat & Cool
 Ground Area = 1330 SF Floor Area = 1330 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,330		
			Total:	136,665	109,332

Other Additions/Adjustments

Plumbing

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

Water/Sewer

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

Porches

WCP (1 Story)	52	2,167	1,734
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Deck

Treated Wood	216	3,231	2,585
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Garages

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

Base Cost	506	15,463	12,370
Common Wall: 1.5 Wall	1	-2,856	-2,285

Built-Ins

Appliance Allow.	1	1,467	1,174
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Recreation Room	1330	18,700	14,960
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Totals: 186,432 149,145

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 134,231

2019 Est. T.C.V. 009-510-052-00 = 140,131

Est. TCV/Total Floor Area = 105.36, Most recent sale 07/01/2001 for 125,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
66,000	66,000	66,000	58,264	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,100	0	1,398	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
70,100	70,100	70,100	59,662	59,662	59,662

009-510-053-00 2019 Est. T.C.V. STAHL AARON I
 Property Class: 401 8308 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GRP E SITE		4000			4000	100		4,000
166 Actual Front Feet, 0.62 Total Acres Total Est. Land Value =								4,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	24	0	0
D/W/P: 4in Ren. Conc.	6.21	840	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1128 SF Floor Area = 1128 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,128		
			Total:	128,177	102,540

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,120	896	
Water/Sewer					
1000 Gal Septic		1	3,691	2,953	
Water Well, 50 Feet		1	2,038	1,630	

Garages

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

Base Cost	384	14,358	11,486
Common Wall: 1 Wall	1	-2,038	-1,630

Built-Ins

Appliance Allow.	1	2,099	1,679
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Totals: 149,445 119,554

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 107,599

2019 Est. T.C.V. 009-510-053-00 = 112,549

Est. TCV/Total Floor Area = 99.78, Most recent sale 07/21/2008 for 90,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
52,400	52,400	52,400	42,305	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	1,015	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
56,300	56,300	56,300	43,320	43,320	43,320

009-510-054-00 2019 Est. T.C.V. ENGLISH MITCHELL O & NICOLE K
 Property Class: 401 8330 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GRP E SITE		4000			4000	100		4,000
110 Actual Front Feet, 0.38 Total Acres Total Est. Land Value =								4,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	2960	0	0
Wood Frame	21.25	120	50	1,275
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 =				6,025

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1709 SF Floor Area = 1709 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	1,042		
1 Story	Siding	Crawl Space	667		
			Total:	177,052	150,493

Other Additions/Adjustments

Plumbing

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

Water/Sewer

1000 Gal Septic	1	3,691	3,137
Water Well, 50 Feet	1	2,038	1,732

Porches

WCP (1 Story)	95	3,524	2,995
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Deck

Treated Wood	100	1,938	1,647
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Garages

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

Common Wall: 1 Wall	1	-2,038	-1,732
Door Opener	2	830	705
Base Cost	1365	36,787	31,269

Built-Ins

Appliance Allow.	1	2,099	1,784
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Totals: 230,566 195,978

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 176,380

2019 Est. T.C.V. 009-510-054-00 = 186,405

Est. TCV/Total Floor Area = 109.07, Most recent sale 09/26/2008 for 111,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
83,100	83,100	83,100	68,978	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,100	0	1,655	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
93,200	93,200	93,200	70,633	70,633	70,633	

009-510-055-00 2019 Est. T.C.V. BUTTIS ROBERT J SR & REBECCA S
 Property Class: 401 8350 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GRP E SITE\$4000					4000	100		4,000
110 Actual Front Feet, 0.38 Total Acres Total Est. Land Value =								4,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	1600	0	0
Fencing: Wire Mesh, #9	2.88	250	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1996

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1680 SF Floor Area = 1680 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	1,196		
1 Story	Siding	Slab	484		
Total:				174,504	148,326

Other Additions/Adjustments

Plumbing

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

Water/Sewer

1000 Gal Septic	1	3,691	3,137
Water Well, 50 Feet	1	2,038	1,732

Porches

WCP (1 Story)	120	4,190	3,561
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Garages

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

Base Cost	768	20,759	17,645
Door Opener	1	415	353

Built-Ins

Appliance Allow.	1	2,099	1,784
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Totals: 212,341 180,486

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 162,437

2019 Est. T.C.V. 009-510-055-00 = 168,812
 Est. TCV/Total Floor Area = 100.48, Most recent sale 02/01/1997 for 79,677
 2018 Assessed MBOR S.E.V. Base for Cap C.P.I.
 76,500 0 0 0 2.40
 2019 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 84,400 0 0 70,676 0 0
 2019 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
 84,400 84,400 84,400 70,676 70,676 70,676

009-510-056-00	2019 Est. T.C.V.	SCHOLTEN DRUSCILLA
Property Class: 402		W WHISPERING PINE CIR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

 Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GRP E SITE		4000			4000	100		4,000
110 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	4,000

 2019 Est. T.C.V. 009-510-056-00 = 4,000

Est. TCV/Total Floor Area = 2.38, Most recent sale 10/19/2015 for 2,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	1,531	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	36	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,000	2,000	2,000	1,567	1,567	0	

009-510-057-00 2019 Est. T.C.V. HUNDT ROBERT H & CHERYL L
 Property Class: 401 8396 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GRP E SITE		4000			4000	100		4,000
110 Actual Front Feet, 0.38 Total Acres Total Est. Land Value =								4,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	180	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2006

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1080 SF Floor Area = 1080 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,080		
Total:				108,513	97,663

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,120	1,008	

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

Porches					
WCP (1 Story)		216	6,385	5,746	

Deck					
Treated Wood		100	1,938	1,744	

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		576	18,824	16,942	
Common Wall: 1 Wall		1	-2,038	-1,834	
Door Opener		1	415	373	

Built-Ins

Appliance Allow.		1	2,099	1,889	
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Totals: 145,354 130,819

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCv: 117,737

2019 Est. T.C.V. 009-510-057-00 = 122,687

Est. TCv/Total Floor Area = 113.60, Most recent sale 06/06/2014 for 92,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,700	55,700	55,700	47,530	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,600	0	0	1,140	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
61,300	61,300	61,300	48,670	48,670	48,670	

009-510-058-00 2019 Est. T.C.V. MAJOR THOMAS E & BEVERLY
 Property Class: 401 8414 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GRP E SITE		4000			4000	100		4,000
120 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =								4,000

Land Improvement Cost Estimates

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

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1728 SF Floor Area = 1728 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	1,728		
			Total:	143,330	121,830

Other Additions/Adjustments

Plumbing					
3 Fixture Bath			1	2,929	2,490
Water/Sewer					
1000 Gal Septic			1	3,453	2,935
Water Well, 50 Feet			1	1,962	1,668

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 576 15,022 12,769

Built-Ins

Appliance Allow. 1 1,467 1,247

Totals: 168,163 142,939

Notes:

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 128,645

2019 Est. T.C.V. 009-510-058-00 = 135,020

Est. TCV/Total Floor Area = 78.14, Most recent sale 04/01/1996 for 71,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
61,400	61,400	61,400	47,765	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,100	0	0	1,146	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
67,500	67,500	67,500	48,911	48,911	48,911	

009-510-059-00 2019 Est. T.C.V. ROOT DEAN M & SHERYL J
 Property Class: 401 5201 S NORTH COUNTRY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GRP E SITE		4000			4000	100		4,000
156 Actual Front Feet, 0.54 Total Acres Total Est. Land Value =								4,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.66	200	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1995

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1620 SF Floor Area = 1620 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,620		
			Total:	135,629	109,859

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	756
3 Fixture Bath	1	2,929	2,372

Water/Sewer

1000 Gal Septic	1	3,453	2,797
Water Well, 100 Feet	1	4,280	3,467

Deck

Treated Wood	200	3,062	2,480
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Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 585 17,059 13,818

Built-Ins

Appliance Allow.	1	1,467	1,188
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Fireplaces

Prefab 1 Story	1	1,661	1,345
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Totals: 170,473 138,082

Notes: 1995 REDMAN

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.600 => TCV: 82,849

2019 Est. T.C.V. 009-510-059-00 = 87,799

Est. TCV/Total Floor Area = 54.20, Most recent sale 12/13/2013 for 33,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
44,100	44,100	44,100	33,171	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-200	0	796	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
43,900	43,900	43,900	33,967	33,967	0

009-510-060-00	2019 Est. T.C.V.	NORTH COUNTRY SUBDIVISION PRIVATE
Property Class: 705		NORTH COUNTRY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> RIVER SITE					35000	100		35,000
		0.00	Total Acres		Total Est.		Land Value =	35,000

2019 Est. T.C.V. 009-510-060-00	=	0			
Est. TCV/Total Floor Area = 0.00, Most recent sale 12/05/2008 for 0					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	2.40	
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-510-061-00	2019 Est. T.C.V.	NORTH COUNTRY SUBDIVISION PRIVATE
Property Class: 705		NORTH COUNTRY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I>	RIVER SITE				35000	100		35,000
<Site Value I>	RIVER SITE				35000	100		35,000
<Site Value I>	RIVER SITE				35000	100		35,000
					0.00	Total Acres	Total Est. Land Value =	105,000

2019 Est. T.C.V. 009-510-061-00 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/05/2008 for 0

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

009-520-001-00 2019 Est. T.C.V. ROBERTS JOANN
 Property Class: 401 6507 W NORTHSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	68.00	129.00	0.9631	1.0000	1800	100		117,889
68 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								117,889

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	16.69	198	50	1,652
Metal Prefab	12.51	90	50	563
Total Estimated Land Improvements True Cash Value =				2,215

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1971

(11) Heating System: Space Heater
 Ground Area = 864 SF Floor Area = 864 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	864		
			Total:	74,547	44,729

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	560		
Deck					
Treated Wood	198	3,043	1,826		
Water/Sewer					
Public Sewer	1	1,006	604		
Water Well, 100 Feet	1	4,280	2,568		
Built-Ins					
Appliance Allow.	1	1,467	880		
Fireplaces					
Wood Stove	1	1,630	978		
Porches					
CPP	21	420	252		
Local Cost Items					
SANITARY SEWER	1	0	0	*81% Good	
Totals:				87,326	52,397

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCv: 68,116

2019 Est. T.C.V. 009-520-001-00		=		188,220	
Est. TCv/Total Floor Area = 217.85, Most recent sale 11/09/2015 for 205,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
90,000	90,000	90,000	89,235	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,100	0	0	2,141	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
94,100	94,100	94,100	91,376	91,376	0

009-520-002-00 2019 Est. T.C.V. JOHNSTON TIMOTHY & LORI TRUST
 Property Class: 401 6521 W NORTHSORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	66.00	142.00	0.9718	1.0000	1800	100		115,451
66 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								115,451

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	288	0	0
Wood Frame	20.49	144	50	1,475
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 =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1S C1s C -5 Blt 1972

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 885 SF Floor Area = 885 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	885		
			Total:	83,670	54,387

Other Additions/Adjustments

Plumbing	Average Fixture(s)			
	1	1,120	728	

Deck				
Treated Wood	300	4,095	2,662	
Treated Wood	156	2,669	1,735	

Garages

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

Base Cost	630	20,034	13,022
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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	*81% Good
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Totals: 124,170 80,712

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 104,926

2019 Est. T.C.V. 009-520-002-00				=	222,802
Est. TCV/Total Floor Area = 251.75, Most recent sale 11/30/2017 for 229,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
107,200	107,200	107,200	107,200	2.40	
2019 New Eq. Adjustment	Loss	Loss	Additions	Tax Adjustment	Losses
0	4,200	0	0	2,572	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
111,400	111,400	111,400	109,772	109,772	0

009-520-003-00 2019 Est. T.C.V. COLON ROSS H & MARIJO
 Property Class: 401 6533 W NORTHSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	66.00	157.00	0.9718	1.0000	1800	100		115,451
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								115,451

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.92	96	74	1,415
Total Estimated Land Improvements True Cash Value =				1,415

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 992 SF Floor Area = 992 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	768			
1 Story	Siding	Crawl Space	224			*87% Good
			Total:	93,763	65,199	

Other Additions/Adjustments

Plumbing						
Average Fixture(s)		1	933	606		
Porches						
CPP		192	2,379	1,546		
Deck						
Treated Wood		608	6,360	6,233		*98% Good
Treated Wood		280	3,833	3,756		*98% Good
Garages						
Class: CD Exterior: Siding Foundation: 42 Inch (Finished)						
Base Cost		576	20,436	13,283		
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		
Fireplaces						
Exterior 1 Story		1	4,331	2,815		
Local Cost Items						
SANITARY SEWER		1	0	0		*81% Good
			Totals:	139,156	98,067	

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCv: 127,487

2019 Est. T.C.V. 009-520-003-00				=	244,353
Est. TCv/Total Floor Area = 246.32					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
116,700	116,700	116,700	91,729	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,500	0	0	2,201	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
122,200	122,200	122,200	93,930	93,930	93,930

009-520-004-00 2019 Est. T.C.V. COLLINS LARRY N & LOU D TRUSTS
 Property Class: 401 6537 W NORTHSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	88.00	175.00	0.8915	1.0000	1800	100		141,207
88 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								141,207

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	768	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1610 SF Floor Area = 1610 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	1,610		
			Total:	149,201	111,900

Other Additions/Adjustments

Exterior					
Brick Veneer		932	12,153	9,115	
Plumbing					
Average Fixture(s)		1	1,120	840	
3 Fixture Bath		1	3,525	2,644	
Deck					
Treated Wood		248	3,616	2,712	
Treated Wood		240	3,545	3,439	*97% Good
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		720	19,850	14,887	
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 1 Story		1	4,942	3,706	
Local Cost Items					
SANITARY SEWER		1	0	0	*81% Good
			Totals:	206,007	155,283

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCv: 201,868

2019 Est. T.C.V. 009-520-004-00				=	344,975
Est. TCv/Total Floor Area = 214.27					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
162,500	162,500	162,500	111,125	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,000	0	0	2,667	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
172,500	172,500	172,500	113,792	113,792	113,792

009-520-005-00 2019 Est. T.C.V. SOUTHWICK ADAM & MAGGIE
 Property Class: 401 6563 W NORTHSORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	103.00	191.00	0.8503	1.0000	1800	100		157,654
103 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								157,654

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.35	1260	0	0
D/W/P: 3.5 Concrete	5.00	132	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

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

(11) Heating System: Electric Baseboard
 Ground Area = 1923 SF Floor Area = 1923 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	1,347		
1 Story	Siding	Slab	576		
			Total:	168,406	109,459

Other Additions/Adjustments

Exterior					
Stone Veneer		304	8,758	5,693	
Plumbing					
Average Fixture(s)		1	1,120	728	
3 Fixture Bath		1	3,525	2,291	
Porches					
WPP		40	1,413	918	
WCP (1 Story)		32	1,778	1,156	
CGEP (1 Story)		336	13,937	9,059	
Deck					
Treated Wood		144	2,533	1,646	
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		1012	25,644	16,669	
Water/Sewer					
Public Sewer		1	1,134	737	
Water Well, 100 Feet		1	4,407	2,865	
Built-Ins					
Appliance Allow.		1	2,099	1,364	
Fireplaces					
Exterior 1 Story		1	4,942	3,212	
Wood Stove		1	1,936	1,258	
Local Cost Items					
SANITARY SEWER		1	0	0	*81% Good
Totals:			241,632	157,055	

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 204,172

2019 Est. T.C.V. 009-520-005-00	=	364,201
Est. TCV/Total Floor Area = 189.39, Most recent sale 06/22/2017 for 345,000		
2018 Assessed MBOR S.E.V. Base for Cap C.P.I.		
164,600 164,600 164,600 164,600 2.40		
2019 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 17,500 0 0 3,950 0		
2019 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
182,100 182,100 182,100 168,550 168,550 0		
Parcel Number: 009-520-005-00		Page: 2

009-520-006-00 2019 Est. T.C.V. HOLDSHIP MARK R LIVING TRUST
 Property Class: 401 6601 W NORTHSHORE DR
 Map #: 20901556 \$169,900 LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	111.00	219.70	0.8315	1.0000	1800	100		166,128
111 Actual Front Feet, 0.56 Total Acres Total Est. Land Value =								166,128

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, 2 Rail	12.36	100	0	0
D/W/P: 4in Ren. Conc.	6.21	1200	0	0
D/W/P: Patio Blocks	11.84	300	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1962

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1772 SF Floor Area = 2066 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,176		
1 Story	Siding	Crawl Space	288		
1 Story	Siding	Slab	308		
			Total:	184,153	136,272

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	829
3 Fixture Bath	1	3,525	2,608
2 Fixture Bath	2	4,718	3,491

Porches

WPP	180	3,269	2,419
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Deck

Treated Wood	621	6,607	4,889
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Garages

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

Base Cost	484	16,742	12,389
Door Opener	1	415	307

Water/Sewer

Public Sewer	1	1,134	839
Water Well, 100 Feet	1	4,407	3,261

Built-Ins

Appliance Allow.	1	2,099	1,553
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Fireplaces

Interior 1 Story	1	4,051	2,998
Exterior 1 Story	1	4,942	3,657

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good
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Totals: 237,182 175,512

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 228,166

2019 Est. T.C.V. 009-520-006-00 = 396,669

Est. TCV/Total Floor Area = 192.00, Most recent sale 11/13/2009 for 282,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
187,500	187,500	187,500	156,315	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,800	0	0	3,751	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
198,300	198,300	198,300	160,066	160,066	160,066	

009-520-007-00 2019 Est. T.C.V. RAINBOLT JIM K & JOANNE M TRUST
 Property Class: 401 6601 W NORTHSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	90.70	260.75	0.8834	1.0000	1800	100		144,226
91 Actual Front Feet, 0.54 Total Acres Total Est. Land Value =								144,226

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.79	1400	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls BC Blt 2013

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1533 SF Floor Area = 2683 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,533		
			Total:	270,385	259,568

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,649	1,583
3 Fixture Bath	1	5,184	4,977

Porches

CCP (1 Story)	52	1,499	1,439
WSEP (1 Story)	145	7,775	7,464

Deck

Treated Wood	456	5,714	5,485
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Garages

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

Base Cost	649	31,353	30,099
Common Wall: 1 Wall	1	-2,365	-2,270
Door Opener	1	518	497

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

Door Opener	2	1,037	996
Base Cost	1305	45,453	43,635

Water/Sewer

Public Sewer	1	1,452	1,394
Water Well, 100 Feet	1	4,739	4,549

Fireplaces

Prefab 2 Story	1	3,439	3,301
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Totals: 377,832 362,717

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 471,532

2019 Est. T.C.V. 009-520-007-00	=	618,133			
Est. TCV/Total Floor Area = 230.39, Most recent sale 06/07/2010 for 185,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
274,700	274,700	274,700	238,189	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	34,400	0	5,716	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
309,100	309,100	309,100	243,905	243,905	0

009-520-008-00 2019 Est. T.C.V. VAN BEEK PAUL M & CRYSTAL J
 Property Class: 401 6621 W NORTHSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	102.00	276.00	0.8528	1.0000	1800	100		156,581
102 Actual Front Feet, 0.65 Total Acres Total Est. Land Value =								156,581

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 C 5 Blt 1963

(11) Heating System: Electric Wall Heat
 Ground Area = 1460 SF Floor Area = 1460 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	1,460		
			Total:	144,942	101,470

Other Additions/Adjustments

Exterior					
Brick Veneer		508	6,624	4,637	
Plumbing					
Average Fixture(s)		1	1,120	784	
3 Fixture Bath		1	3,525	2,467	
Porches					
WGEP (1 Story)		119	8,269	5,788	
CPP		19	403	282	
Deck					
Treated Wood		485	5,616	3,931	
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		484	14,989	10,492	
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					
Interior 1 Story		1	4,051	2,836	
Local Cost Items					
SANITARY SEWER		1	0	0	*81% Good
Totals:			194,810	136,377	

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 177,290

2019 Est. T.C.V. 009-520-008-00	=	334,811
Est. TCV/Total Floor Area = 222.47		
MCL 211.27(2) nonconsideration value = 10,000, Adjusted Value =		324,811
2018 Assessed MBOR S.E.V.	Base for Cap C.P.I.	
154,000 154,000 154,000	125,451 2.40	
2019 New Eq. Adjustment Loss	Additions Tax Adjustment Losses	
0 8,400 0	0 3,010 0	
2019 Assessed MBOR S.E.V.	Capped ->Taxable<- PRE/MBT	
162,400 162,400 162,400	128,461 128,461 0	

009-520-009-00 2019 Est. T.C.V. HIRSCHMAN JAMES & LAURA
 Property Class: 401 6639 W NORTH SHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	101.00	252.00	0.8554	1.0000	1800	100		155,504
101 Actual Front Feet, 0.58 Total Acres Total Est. Land Value =								155,504

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.45	100	45	875
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				3,300

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 2337 SF Floor Area = 2337 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	1,488		
1 Story	Siding	Slab	504		
1 Story	Siding	Crawl Space	345		
			Total:	195,557	131,024

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	625
3 Fixture Bath	1	2,929	1,962
2 Fixture Bath	1	1,970	1,320

Porches

CPP	40	737	494
CPP	98	1,362	913
CPP	9	180	121
CPP	20	400	268

Garages

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

Door Opener	1	368	247
Base Cost	1704	41,407	27,743

Water/Sewer

Public Sewer	1	1,006	674
Water Well, 100 Feet	1	4,280	2,868

Built-Ins

Appliance Allow.	1	1,467	983
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Fireplaces

Exterior 1 Story	1	4,331	2,902
Wood Stove	1	1,630	1,092

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good
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Totals: 258,557 173,236

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 225,207

2019 Est. T.C.V. 009-520-009-00 = 384,011

Est. TCV/Total Floor Area = 164.32, Most recent sale 09/30/2014 for 340,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
174,200	174,200	174,200	158,194	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
11,000	6,800	0	11,000	3,796	0	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
192,000	192,000	192,000	172,990	172,990	0	0

009-520-010-00 2019 Est. T.C.V. WELLER GEOFFREY R & TERRI L
 Property Class: 401 6659 W NORTHSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	100.00	194.00	0.8579	1.0000	1800	100		154,425
100 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								154,425

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 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2014

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 2305 SF Floor Area = 2905 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	2,305		
1 Story	Siding	Overhang	24		
Total:				269,137	261,083

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	1,086
3 Fixture Bath	2	7,051	6,839
2 Fixture Bath	1	2,359	2,288
Separate Shower	1	1,032	1,001

Porches

WCP (1 Story)	219	6,439	6,246
WSEP (1 Story)	194	7,550	7,323

Deck

Treated Wood	491	5,661	5,491
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Garages

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

Common Wall: 1 Wall	1	-2,038	-1,977
Door Opener	2	830	805
Base Cost	1290	42,338	41,068

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	*81% Good
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Totals: 349,119 338,664

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 440,263

2019 Est. T.C.V. 009-520-010-00 = 597,188

Est. TCV/Total Floor Area = 205.57

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
278,700	278,700	278,700	242,925	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	19,900	0	5,830	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
298,600	298,600	298,600	248,755	248,755	0	

009-520-011-00 2019 Est. T.C.V. FEDEWA ANTHONY L
 Property Class: 401 6677 W NORTHSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	88.00	135.00	0.8915	1.0000	1800	100		141,207
89 Actual Front Feet, 0.27 Total Acres Total Est. Land Value =								141,207

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	264	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2015

(11) Heating System: Forced Heat & Cool
 Ground Area = 1700 SF Floor Area = 2845 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,700		
1 Story	Siding	Overhang	295		
Total:				266,265	255,603

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	1,075
3 Fixture Bath	2	7,051	6,769
2 Fixture Bath	1	2,359	2,265
Separate Shower	1	1,032	991

Porches

CCP (1 Story)	158	3,241	3,111
WPP	54	1,646	1,580
WGEP (1 Story)	148	9,401	9,025
WPP	101	2,190	2,102

Garages

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

Base Cost	589	23,000	22,080
Common Wall: 2 Wall	1	-4,076	-3,913
Door Opener	1	415	398

Water/Sewer

Public Sewer	1	1,134	1,089
Water Well, 50 Feet	1	2,038	1,956

Built-Ins

Appliance Allow.	1	2,099	2,015
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Fireplaces

Prefab 2 Story	1	2,405	2,309
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Totals: 321,320 308,455

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCv: 400,992

2019 Est. T.C.V. 009-520-011-00 = 544,099

Est. TCv/Total Floor Area = 191.25

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
246,200	246,200	246,200	241,232	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	25,800	0	0	5,789	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
272,000	272,000	272,000	247,021	247,021	0	

009-520-012-00 2019 Est. T.C.V. BOWE JAMES AND STELLA
 Property Class: 401 6695 W NORTHSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	89.00	112.00	0.8884	1.0000	1800	100		142,328
89 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								142,328

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	198	66	612
Wood Frame	17.76	160	50	1,421
Total Estimated Land Improvements True Cash Value =				2,033

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 2014

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1404 SF Floor Area = 1404 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,404		
Total:				119,963	113,965

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	886
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Water/Sewer

Public Sewer	1	1,006	956
Water Well, 100 Feet	1	4,280	4,066

Deck

Treated Wood	9	305	290
Treated Wood	9	305	290

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good
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Totals: 126,792 120,453

Notes: HUD

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 0.700 => TCV: 84,317

2019 Est. T.C.V. 009-520-012-00 = 228,678

Est. TCV/Total Floor Area = 162.88, Most recent sale 08/18/2017 for 200,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
104,600	104,600	104,600	104,600	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	9,700	0	2,510	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
114,300	114,300	114,300	107,110	107,110	0	

009-520-013-00 2019 Est. T.C.V. SIDEBOTTOM-KOPKA MARY &
 Property Class: 401 6870 W NORTHSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	65.00	150.00	0.9763	1.0000	1800	100		114,224
65 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								114,224

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	4.92	591	0	0
Metal Prefab	11.46	120	50	687
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				1,627

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1144 SF Floor Area = 1144 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,144		
			Total:	100,556	65,361

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	606		

Porches

CPP	128	1,709	1,111
CGEP (1 Story)	140	6,521	4,239
WPP	53	1,455	946

Garages

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

Base Cost	616	17,667	11,484
Door Opener	1	368	239

Water/Sewer

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

Built-Ins

Appliance Allow.	1	1,467	954
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Local Cost Items

SANITARY SEWER	1	0	0	*81% Good
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Totals: 133,644 86,869

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 112,930

2019 Est. T.C.V. 009-520-013-00 = 228,781

Est. TCV/Total Floor Area = 199.98, Most recent sale 05/01/2002 for 191,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
111,100	111,100	111,100	106,801	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,300	0	0	2,563	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
114,400	114,400	114,400	109,364	109,364	109,364	

009-520-014-00 2019 Est. T.C.V. NIELSEN DAVID & CAROL TRUST
 Property Class: 401 6852 W NORTHSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	64.00	194.00	0.9808	1.0000	1800	100		112,991
64 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								112,991

Land Improvement Cost Estimates

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

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 2106 SF Floor Area = 2106 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	2,106		
			Total:	169,730	110,324

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	606
3 Fixture Bath	1	2,929	1,904

Porches

WCP (1 Story)	90	3,097	2,013
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Deck

Treated Wood	252	3,573	1,644	*46% Good
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Garages

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

Base Cost	528	15,914	10,344
Common Wall: 1 Wall	1	-1,906	-1,239

Water/Sewer

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

Built-Ins

Appliance Allow.	1	1,467	954
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Fireplaces

Direct-Vented Gas	1	1,630	1,059
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Local Cost Items

SANITARY SEWER	1	0	0	*81% Good
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Totals: 200,335 129,538

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 168,399

2019 Est. T.C.V. 009-520-014-00 = 283,740

Est. TCV/Total Floor Area = 134.73, Most recent sale 06/15/2015 for 240,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
134,800	134,800	134,800	131,554	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,100	0	3,157	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
141,900	141,900	141,900	134,711	134,711	0	

009-520-015-00 2019 Est. T.C.V. PETTIT FAMILY LIVING TRUST
 Property Class: 401 6840 W NORTHSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	64.00	228.00	0.9808	1.0000	1800	100		112,991
64 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								112,991

Land Improvement Cost Estimates

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

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1056 SF Floor Area = 1056 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,056		
Total:				93,833	60,991

Other Additions/Adjustments

Plumbing

Average Fixture(s) 1 933 606

Porches

WCP (1 Story) 120 3,775 2,454
 WPP 80 1,830 1,189

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 576 15,022 9,764

Water/Sewer

Public Sewer 1 1,006 654
 Water Well, 100 Feet 1 4,280 2,782

Built-Ins

Appliance Allow. 1 1,467 954

Fireplaces

Interior 1 Story 1 3,567 2,319

Local Cost Items

SANITARY SEWER 1 0 0 *81% Good

Totals: 125,713 81,713

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 106,227

2019 Est. T.C.V. 009-520-015-00 = 221,568

Est. TCV/Total Floor Area = 209.82

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
107,900	107,900	107,900	76,693	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,900	0	0	0	1,840	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
110,800	110,800	110,800	78,533	78,533	0	

009-520-016-00 2019 Est. T.C.V. VANWASHENOVA JEFFEY & ANGELA
 Property Class: 401 6829 W NORTHSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	80.00	200.00	0.9173	1.0000	1200	100		88,062
80 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =								88,062

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	532	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	94	1,880
Total Estimated Land Improvements True Cash Value =				1,880

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

(11) Heating System: Electric Baseboard
 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	Siding	Crawl Space	752		
1 Story	Siding	Slab	480		
			Total:	105,347	57,941

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	513		
Porches					
CPP	84	1,242	683		
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	400	11,656	6,411		
Door Opener	1	368	202		
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		*81% Good
Totals:				130,630	71,846

Notes: COTTAGE STYLE

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 93,399

2019 Est. T.C.V. 009-520-016-00 = 183,341

Est. TCV/Total Floor Area = 148.82, Most recent sale 06/09/2017 for 167,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
84,700	84,700	84,700	84,700	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,000	0	0	2,032	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
91,700	91,700	91,700	86,732	86,732	0	

009-520-017-00 2019 Est. T.C.V. MARLOW JAMES R & CHERYL L
 Property Class: 401 6811 W NORTHSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	60.00	240.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.33 Total Acres Total Est. Land Value =								72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	16.84	120	45	909
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,409

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 696 SF Floor Area = 696 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	696		
			Total:	61,317	36,790

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	778	467	
Porches					
CCP (1 Story)		144	2,494	1,496	
CPP		16	303	182	
Water/Sewer					
Public Sewer		1	892	535	
Water Well, 50 Feet		1	1,895	1,137	
Built-Ins					
Appliance Allow.		1	1,243	746	
Fireplaces					
Exterior 1 Story		1	3,770	2,262	
Local Cost Items					
SANITARY SEWER		1	0	0	*81% Good
			Totals:	72,692	43,615

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCv: 56,700

2019 Est. T.C.V. 009-520-017-00				=	132,109
Est. TCv/Total Floor Area = 189.81					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
60,200	60,200	60,200	56,155	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,900	0	0	1,347	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
66,100	66,100	66,100	57,502	57,502	0

009-520-018-00 2019 Est. T.C.V. HALL DAVID H & MARILYN M
 Property Class: 401 6797 W NORTHSORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description Frontage Depth Front Depth Rate %Adj. Reason Value
 GROUP B 1200/FF 60.00 241.00 1.0000 1.0000 1200 100 72,000
 60 Actual Front Feet, 0.33 Total Acres Total Est. Land Value = 72,000

Land Improvement Cost Estimates

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

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 1872 SF Floor Area = 1872 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 1,872
 Total: 199,626 179,651

Other Additions/Adjustments

Plumbing

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

Porches

WCP (1 Story) 360 8,942 8,048

Deck

Treated Wood 48 1,313 1,182

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 720 22,025 19,822
 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

Local Cost Items

SANITARY SEWER 1 0 0 *81% Good

Totals: 242,237 218,000

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 283,400

2019 Est. T.C.V. 009-520-018-00 = 357,750
 Est. TCV/Total Floor Area = 191.11, Most recent sale 07/01/1996 for 90,000
 2018 Assessed MBOR S.E.V. Base for Cap C.P.I.
 156,100 156,100 156,100 133,534 2.40
 2019 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 0 22,800 0 0 3,204 0
 2019 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
 178,900 178,900 178,900 136,738 136,738 136,738

009-520-019-00 2019 Est. T.C.V. SCHULTZ BONNIE H & LEGGAT JOHN
 Property Class: 401 6783 W NORTHSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	60.00	214.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.29 Total Acres Total Est. Land Value =								72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	16.86	192	46	1,489
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				3,839

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

(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	1,040		
1 Story	Siding	Crawl Space	280		
Total:				113,749	73,936

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	606		

Porches

CCP (1 Story)	84	1,676	1,089		
WPP	32	1,151	748		

Garages

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

Base Cost	528	15,914	10,344		
Door Opener	1	368	239		

Water/Sewer

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

Built-Ins

Appliance Allow.	1	1,467	954		
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Local Cost Items

SANITARY SEWER	1	0	0	*81% Good	
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Totals: 138,226 89,845

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 116,799

2019 Est. T.C.V. 009-520-019-00 = 192,638

Est. TCV/Total Floor Area = 145.94

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
89,100	89,100	89,100	77,369	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,200	0	0	1,856	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
96,300	96,300	96,300	79,225	79,225	79,225	

009-520-020-00 2019 Est. T.C.V. PEDLAR TODD J & EMILY S
 Property Class: 401 6771 W NORTHSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	60.00	197.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.27 Total Acres Total Est. Land Value =								72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	646	0	0
D/W/P: Patio Blocks	11.84	120	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2017

(11) Heating System: Forced Heat & Cool
 Ground Area = 1796 SF Floor Area = 2404 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,216		
1 Story	Siding	Crawl Space	320		
1 Story	Siding	Crawl Space	117		
1 Story	Siding	Crawl Space	143		
			Total:	228,857	226,582

Other Additions/Adjustments

Plumbing

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

Water/Sewer

1000 Gal Septic	1	3,691	3,654
Water Well, 100 Feet	1	4,407	4,363

Porches

CCP (1 Story)	52	1,181	1,169
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Garages

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

Base Cost	420	18,194	18,012
Common Wall: 1 Wall	1	-2,038	-2,018
Door Opener	1	415	411

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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Deck

Composite	395	5,131	5,080
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Totals: 271,234 268,535

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCv: 349,096

2019 Est. T.C.V. 009-520-020-00 = 423,471

Est. TCv/Total Floor Area = 176.15, Most recent sale 09/15/2016 for 75,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
190,000	190,000	190,000	185,357	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,700	0	0	4,448	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
211,700	211,700	211,700	189,805	189,805	189,805	

009-520-021-00 2019 Est. T.C.V. THOMAS CHARLES L
 Property Class: 401 6755 W NORTHSORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	66.00	153.00	0.9718	1.0000	1200	100		76,967
66 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								76,967

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	84	0	0
D/W/P: Asphalt Paving	2.19	675	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1380 SF Floor Area = 1380 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,380		
			Total:	118,205	70,923

Other Additions/Adjustments

Plumbing

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

Porches

CCP (1 Story)	280	4,810	2,886
CPP	336	3,599	2,159

Deck

Treated Wood	120	2,185	1,311
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Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	596	15,383	9,230
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	768	20,675	12,405
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
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Fireplaces

Interior 1 Story	1	3,567	2,140
Exterior 1 Story	1	4,331	2,599

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good
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Totals: 180,829 108,498

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 141,047

2019 Est. T.C.V. 009-520-021-00 = 219,914

Est. TCV/Total Floor Area = 159.36

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
102,200	102,200	102,200	72,560	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,800	0	0	1,741	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
110,000	110,000	110,000	74,301	74,301	74,301	

009-520-022-00	2019 Est. T.C.V.	HALE JOSEPH S & SALLY J TRUST
Property Class: 401		6741 W NORTHSHORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	60.00	112.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.15 Total Acres								Total Est. Land Value = 72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.57	468	0	0
D/W/P: Patio Blocks	10.83	144	0	0
Wood Frame	19.45	100	50	972

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				3,322

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 1968
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(11) Heating System: Forced Air w/ Ducts
Ground Area = 1223 SF Floor Area = 1223 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	1,223		
			Total:	106,515	69,235

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	606
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Porches

WCP (1 Story)	184	5,183	3,369
WSEP (1 Story)	60	2,787	1,812

Deck

Treated Wood	270	3,745	2,434
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Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	721	19,799	12,869	
Door Opener	1	368	239	

Water/Sewer

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

Built-Ins

Appliance Allow.	1	1,467	954
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Fireplaces

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

SANITARY SEWER	1	0	0	*81% Good
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Totals:	148,096	96,262
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Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 125,141

2019 Est. T.C.V. 009-520-022-00	=	200,463
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Est. TCV/Total Floor Area = 163.91

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
93,000	93,000	93,000	53,299	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,200	0	1,279	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
100,200	100,200	100,200	54,578	54,578	54,578	

009-520-023-00 2019 Est. T.C.V. THOMSEN ALLEN C & BETTY J
 Property Class: 401 6731 W NORTHSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	62.00	102.00	0.9902	1.0000	1200	100		73,672
62 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								73,672

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	100	71	332
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				1,272

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

(11) Heating System: Electric Baseboard
 Ground Area = 1110 SF Floor Area = 1110 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,110		
Total:				97,498	69,223

Other Additions/Adjustments

Plumbing

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

Porches

CCP (1 Story)	210	3,797	2,696
WGEP (1 Story)	112	7,253	5,150

Deck

Pine w/Roof (Deck Portion)	192	2,387	1,695
Pine w/Roof (Roof portion)	192	2,246	1,595

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	*81% Good
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Totals: 124,086 88,102

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 114,533

2019 Est. T.C.V. 009-520-023-00 = 189,477

Est. TCV/Total Floor Area = 170.70

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
89,300	89,300	89,300	62,239	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,400	0	1,493	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,700	94,700	94,700	63,732	63,732	63,732	

009-520-024-00 2019 Est. T.C.V. T J'S TRUCKING INC
 Property Class: 401 6721 W NORTHSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	61.50	87.80	0.9926	1.0000	1200	100		73,255
62 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								73,255

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	196	0	0
D/W/P: Asphalt Paving	2.35	690	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

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

(11) Heating System: Electric Baseboard
 Ground Area = 1124 SF Floor Area = 1124 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	1,124		
			Total:	111,887	72,726

Other Additions/Adjustments

Plumbing

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

Porches

WPP	553	7,023	4,565
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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	*81% Good
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Totals: 135,246 87,909

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 114,282

2019 Est. T.C.V. 009-520-024-00 = 190,037

Est. TCV/Total Floor Area = 169.07, Most recent sale 06/10/2016 for 200,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
87,500	87,500	87,500	82,905	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,500	0	1,989	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
95,000	95,000	95,000	84,894	84,894	0

009-520-025-00	2019 Est. T.C.V.	T J'S TRUCKING INC
Property Class: 402		W NORTHSORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE D 900/FF	60.00	105.00	1.0000	0.8813	900	100		47,590
60 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	47,590

2019 Est. T.C.V. 009-520-025-00 = 47,590

Est. TCV/Total Floor Area = 42.34

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
25,100	25,100	25,100	25,100	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,300	0	0	-1,300	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
23,800	23,800	23,800	25,702	23,800	0		

009-520-029-00 2019 Est. T.C.V. FECHTER CHRISTINE ANNE
 Property Class: 401 6616 W NORTHSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GROUP E 10K					10000	100		10,000
97 Actual Front Feet, 0.55 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.18	748	0	0
Wood Frame	32.73	72	50	1,178
Wood Frame	28.68	96	50	1,376

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 =				3,504

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

(11) Heating System: Wall/Floor Furnace
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

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

Water/Sewer

1000 Gal Septic	1	4,277	4,063
Public Sewer	1	1,452	1,379
Water Well, 50 Feet	1	2,216	2,105

Porches

CCP (1 Story)	317	7,744	7,357
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Garages

Class: BC Exterior: Pole (Finished)

Door Opener	1	518	492
Base Cost	1794	55,327	52,561

Built-Ins

Appliance Allow.	1	3,016	2,865
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Totals: 74,550 70,822

Notes: OCCUPIED AS DWELLING CHANGE IN USE PERMIT NOT ON FILE

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 92,069

2019 Est. T.C.V. 009-520-029-00 = 105,573

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
50,000	50,000	50,000	33,971	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	815	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,800	52,800	52,800	34,786	34,786	0	

009-520-030-00 2019 Est. T.C.V. WELLER GEOFFREY R & TERRI
 Property Class: 401 W NORTHSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GROUP E 10K					10000	100		10,000
<Site Value E> GROUP E 10K					10000	100		10,000
172 Actual Front Feet, 0.73 Total Acres Total Est. Land Value =								20,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	160	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 Blt 2017

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
	3 Fixture Bath		1	-3,525	-3,490
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
	Door Opener		2	830	822
	Base Cost		1120	30,184	29,882
Totals:				27,489	27,214

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 35,378

2019 Est. T.C.V. 009-520-030-00				=	56,328
Est. TCV/Total Floor Area = 0.00, Most recent sale 03/06/2017 for 25,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
24,700	24,700	24,700	24,700	2.40	
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment
0	3,500		0	0	592
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,200	28,200	28,200	25,292	25,292	0

009-530-001-00 2019 Est. T.C.V. KREISER ROBERT F & ROSEMARY S (LE)
 Property Class: 401 8020 W RIDGEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	77.86	336.00	0.8952	1.0000	2200	100		153,333
68 Actual Front Feet, 0.64 Total Acres Total Est. Land Value =								153,333

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.78	32	46	438
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 =				1,388

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1128 SF Floor Area = 1128 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,128		
			Total:	134,579	103,616

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,495	
Plumbing				
Average Fixture(s)	1	1,120	862	
3 Fixture Bath	1	3,525	2,714	
Porches				
WCP (1 Story)	208	6,242	4,806	
Deck				
Treated Wood	264	3,773	2,905	
Treated Wood	176	2,886	2,713	*94% Good
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	864	25,047	19,286	
Common Wall: 1 Wall	1	-2,038	-1,569	
Water/Sewer				
Public Sewer	1	1,134	873	
Water Well, 100 Feet	1	4,407	3,393	
Built-Ins				
Appliance Allow.	1	2,099	1,616	
Fireplaces				
Exterior 1 Story	1	4,942	3,805	
Local Cost Items				
SANITARY SEWER	1	0	0	*91% Good
Recreation Room	1100	16,137	12,425	
			Totals:	205,795 158,940

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 206,622

2019 Est. T.C.V. 009-530-001-00 = 361,343

Est. TCV/Total Floor Area = 320.34

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
176,800	176,800	176,800	125,042	2.40		
2019 New Eq.	Adj. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	0	3,001	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
180,700	180,700	180,700	128,043	128,043	128,043	

009-530-002-00 2019 Est. T.C.V. PORTER JOHN R & KATHLEEN C
 Property Class: 401 8040 W RIDGEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	80.00	278.00	0.8891	1.0000	2200	100		156,489
80 Actual Front Feet, 0.51 Total Acres Total Est. Land Value =								156,489

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	2532	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	97	4,850
Total Estimated Land Improvements True Cash Value =				4,850

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 1753 SF Floor Area = 1753 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Basement	1,753		
			Total:	224,029	145,609

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,262
Plumbing			
Average Fixture(s)	1	1,120	728
3 Fixture Bath	2	7,051	4,583
2 Fixture Bath	1	2,359	1,533
Porches			
CCP (1 Story)		145	2,999
WCP (1 Story)		112	3,960
Deck			
Treated Wood		220	3,351
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost		576	18,824
Common Wall: 1 Wall		1	-2,038
Door Opener		2	830
Water/Sewer			
Public Sewer		1	1,134
Water Well, 50 Feet		1	2,038
Built-Ins			
Appliance Allow.		1	2,099
Fireplaces			
Interior 2 Story		1	5,044
Local Cost Items			
SANITARY SEWER		1	0
*84% Good			
Recreation Room		1364	20,010
Totals:			294,752
			191,577

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 249,050

2019 Est. T.C.V. 009-530-002-00				=	410,389
Est. TCV/Total Floor Area = 234.11, Most recent sale 07/15/2010 for 325,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
206,400	206,400	206,400	168,629	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,200	0	4,047	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
205,200	205,200	205,200	172,676	172,676	
Parcel Number: 009-530-002-00					Page: 2

009-530-003-00 2019 Est. T.C.V. HENING JOHN G
 Property Class: 401 8060 W RIDGEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	77.00	263.00	0.8977	1.0000	2200	100		152,066
77 Actual Front Feet, 0.47 Total Acres Total Est. Land Value =								152,066

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	1331	0	0
D/W/P: 4in Ren. Conc.	6.21	353	0	0
D/W/P: Patio Blocks	11.84	161	0	0
D/W/P: 4in Ren. Conc.	6.21	3600	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 1S Cls C 10 Blt 1974

(11) Heating System: Forced Heat & Cool
 Ground Area = 1375 SF Floor Area = 1375 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,375		
Total:				175,254	113,901

Other Additions/Adjustments

Exterior					
Brick Veneer			192	2,504	1,628
Basement, Outside Entrance, Below Grade			1	1,942	1,262
Plumbing					
Average Fixture(s)			1	1,120	728
2 Fixture Bath			2	4,718	3,067
Porches					
CCP (1 Story)			133	2,773	1,802
WSEP (1 Story)			144	6,019	3,912
Deck					
Treated Wood			192	3,057	1,987
Treated Wood			278	3,903	2,537
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Common Wall: 1 Wall			1	-2,038	-1,325
Door Opener			3	1,244	809
Base Cost			1245	33,553	21,809
Water/Sewer					
Public Sewer			1	1,134	737
Water Well, 100 Feet			1	4,407	2,865
Built-Ins					
Appliance Allow.			1	2,099	1,364
Fireplaces					
Exterior 1 Story			1	4,942	3,212
Local Cost Items					
SANITARY SEWER			1	0	0 *84% Good
Recreation Room			1200	17,604	11,443
Totals:				264,235	171,738

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 223,259

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
185,700	185,700	185,700	166,375	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,700	0	0	3,993	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
192,400	192,400	192,400	170,368	170,368	0	

009-530-004-00 2019 Est. T.C.V. MEIJER MARK D & SHEHAN MARY E
 Property Class: 401 8080 W RIDGEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	86.00	251.00	0.8732	1.0000	2200	100		165,211
86 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =								165,211

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	224	0	0
D/W/P: 4in Ren. Conc.	6.21	400	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1296 SF Floor Area = 1296 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,296		
			Total:	158,828	111,171

Other Additions/Adjustments

Exterior					
Brick Veneer			96	1,252	876
Basement, Outside Entrance, Below Grade			1	1,942	1,359
Plumbing					
Average Fixture(s)			1	1,120	784
Porches					
WPP			397	5,066	3,546
Deck					
Treated Wood			32	1,066	746
Treated Wood			67	1,572	1,100
Water/Sewer					
Public Sewer			1	1,134	794
Water Well, 100 Feet			1	4,407	3,085
Built-Ins					
Appliance Allow.			1	2,099	1,469
Fireplaces					
Interior 2 Story			1	5,044	3,531
Local Cost Items					
SANITARY SEWER			1	0	0 *94% Good
Totals:				183,530	128,461

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 166,999

2019 Est. T.C.V. 009-530-004-00		=		334,585		
Est. TCV/Total Floor Area = 258.17, Most recent sale 12/12/2014 for 290,000						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
162,000	162,000	162,000	135,778	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,300		0	0	3,258	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
167,300	167,300	167,300	139,036	139,036		0

009-530-005-00 2019 Est. T.C.V. MEIJER MARK D & SHEHAN MARY E
 Property Class: 401 8100 W RIDGEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	100.00	232.00	0.8409	1.0000	2200	100		184,997
70 Actual Front Feet, 0.61 Total Acres Total Est. Land Value =								184,997

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	709	0	0
D/W/P: Asphalt Paving	2.35	3600	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
GENERATOR	2,000.00	1	95	1,900
LAND IMPROVE 10000	10,000.00	1	95	9,500
Total Estimated Land Improvements True Cash Value =				11,400

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1983

(11) Heating System: Forced Heat & Cool
 Ground Area = 1345 SF Floor Area = 1345 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	1,345		
Total:				171,939	146,147

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade 1 1,942 1,651

Plumbing

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

Porches

CCP (1 Story)	50	1,139	1,105	*97% Good
WGEP (1 Story)	40	4,189	4,063	*97% Good

Garages

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

Base Cost	624	23,980	20,383
Common Wall: 1 Wall	1	-2,038	-1,732
Door Opener	1	415	353

Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,784
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Fireplaces

Interior 1 Story	1	4,051	3,443
Wood Stove	1	1,936	1,646

Local Cost Items

SANITARY SEWER	1	0	0	*92% Good
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Basement Living Area	1000	27,210	23,128
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Totals: 247,048 210,629

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 273,818

2019 Est. T.C.V. 009-530-005-00 = 470,215

Est. TCV/Total Floor Area = 349.60

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
227,300	227,300	227,300	170,718	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,800	0	0	4,097	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
235,100	235,100	235,100	174,815	174,815	0	

009-530-006-00 2019 Est. T.C.V. MEIJER MARK D & SHEHAN MARY E
 Property Class: 401 8108 W RIDGEVIEW 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
59 Actual Front Feet, 0.28 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	240	0	0
D/W/P: Asphalt Paving	2.35	1500	0	0
Wood Frame	21.25	120	50	1,275

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,775

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1982

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1008 SF Floor Area = 1512 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,008		
Total:				133,175	93,223

Other Additions/Adjustments

Plumbing
 Average Fixture(s) 1 1,120 784

Deck
 Treated Wood 298 4,080 2,856
 Treated Wood 36 1,145 801

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 520 15,751 11,026

Water/Sewer

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

Built-Ins

Appliance Allow. 1 2,099 1,469

Fireplaces

Wood Stove 1 1,936 1,355

Breezeways

Frame Wall 156 8,148 5,704

Local Cost Items

SANITARY SEWER 1 0 0 *94% Good

Totals: 172,995 121,097

Notes:

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV: 127,152

2019 Est. T.C.V. 009-530-006-00 = 155,927

Est. TCV/Total Floor Area = 103.13, Most recent sale 10/17/2013 for 130,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
67,600	67,600	67,600	63,752	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,400	0	0	1,530	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
78,000	78,000	78,000	65,282	65,282	0

009-530-007-00 2019 Est. T.C.V. VENNEMA WILLIMA J & PAMELA J
 Property Class: 401 8105 W RIDGEVIEW 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
101 Actual Front Feet, 0.38 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	216	0	0
D/W/P: 4in Ren. Conc.	6.21	800	0	0
Metal Prefab	11.04	384	50	2,119

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 =				4,019

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1984

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 952 SF Floor Area = 1190 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	952		
Total:				112,488	78,741

Other Additions/Adjustments

Plumbing

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

Deck

Treated Wood	168	2,802	1,961
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Balcony

Wood Balcony	48	1,484	1,039
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Garages

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

Base Cost	748	22,597	15,818
Common Wall: 1 Wall	1	-2,038	-1,427

Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,469
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Fireplaces

Wood Stove	1	1,936	1,355
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 151,554 106,086

Notes:

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV: 111,390

2019 Est. T.C.V. 009-530-007-00 = 140,409

Est. TCV/Total Floor Area = 117.99, Most recent sale 05/27/2016 for 120,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
61,100	61,100	61,100	60,239	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	9,100	0	1,445	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
70,200	70,200	70,200	61,684	61,684	61,684	

009-530-008-00 2019 Est. T.C.V. GAINES RICHARD & REBECCA
 Property Class: 401 8081 W RIDGEVIEW 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
113 Actual Front Feet, 0.72 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.49	144	50	1,475
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				2,445

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1992

(11) Heating System: Forced Heat & Cool
 Ground Area = 1102 SF Floor Area = 1634 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	570		
2 Story	Siding	Crawl Space	532		
			Total:	172,824	120,970

Other Additions/Adjustments

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

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)	Base Cost	912	26,138	18,297
Common Wall: 1 Wall		1	-2,038	-1,427
Door Opener		1	415	290

Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,469
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Fireplaces

Direct-Vented Gas	1	2,293	1,605
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Breezeways

Frame Wall	96	5,014	3,510
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 216,931 151,844

Notes:

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCv: 159,436

2019 Est. T.C.V. 009-530-008-00 = 186,881

Est. TCv/Total Floor Area = 114.37, Most recent sale 07/20/2018 for 180,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
86,100	81,500	81,500	72,847	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,900	0	0	20,553	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
93,400	93,400	93,400	74,595	93,400	93,400	

009-530-009-00	2019 Est. T.C.V.	PIPP DOUGLAS J
Property Class: 402		W RIDGEVIEW 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
135 Actual Front Feet, 0.97 Total Acres							Total Est. Land Value =	25,000

2019 Est. T.C.V. 009-530-009-00 = 25,000

Est. TCV/Total Floor Area = 15.30

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
12,500	12,500	12,500	3,274	2.40				
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	78	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
12,500	12,500	12,500	3,352	3,352	0			

009-530-010-00	2019 Est. T.C.V.	FRANCISCO DOUG
Property Class: 401		8041 W RIDGEVIEW 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
135 Actual Front Feet, 0.67 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	500	0	0
D/W/P: Asphalt Paving	2.35	1620	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 HUD Cls C Blt 1984

(11) Heating System: Forced Hot Water
 Ground Area = 1524 SF Floor Area = 1524 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	1,524		
			Total:	170,285	119,199

Other Additions/Adjustments

Plumbing

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

Deck

Pine w/Roof (Deck Portion)	84	1,413	989
Pine w/Roof (Roof portion)	84	1,194	836
Treated Wood	390	4,871	3,410

Garages

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

Base Cost	780	23,228	16,260
Common Wall: 1 Wall	1	-2,038	-1,427

Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,469
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 208,869 146,208

Notes:

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 0.570 => TCV: 83,339

2019 Est. T.C.V. 009-530-010-00 = 110,714

Est. TCV/Total Floor Area = 72.65, Most recent sale 10/15/2018 for 127,100

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
79,600	79,600	79,600	59,833	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-24,200	0	-4,433	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,400	55,400	55,400	61,268	55,400	55,400	

009-530-011-00 2019 Est. T.C.V. GAESCHKE GERALD G & SHEILA A
 Property Class: 401 8021 W RIDGEVIEW 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
196 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	54	0	0
D/W/P: Asphalt Paving	2.35	1636	0	0
D/W/P: Brick on Sand	13.67	63	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 1988

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1430 SF Floor Area = 1430 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,430		
			Total:	139,019	104,263

Other Additions/Adjustments

Plumbing

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

Porches

CCP (1 Story)	96	2,055	1,541
Foundation: Shallow	96	-682	-511

Deck

Treated Wood	388	4,854	3,640
Treated Wood	96	1,901	1,426
Treated Wood	96	1,901	1,426

Garages

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

Base Cost	624	19,893	14,920
Door Opener	1	415	311

Water/Sewer

Public Sewer	1	1,134	850
Water Well, 50 Feet	1	2,038	1,528

Built-Ins

Appliance Allow.	1	2,099	1,574
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Breezeways

Frame Wall	198	10,342	7,756
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Local Cost Items

SANITARY SEWER	1	0	0	*91% Good
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Totals: 188,448 141,333

Notes:

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 0.950 => TCV: 134,266

2019 Est. T.C.V. 009-530-011-00 = 161,766

Est. TCV/Total Floor Area = 113.12

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,700	55,700	55,700	31,832	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
1,000	25,200	1,000	1,000	750	571	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,900	80,900	80,900	33,011	33,011	33,011	

009-550-001-00	2019 Est. T.C.V.	CAMPBELL JACK L
Property Class: 401		6110 LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

	* Factors *	LAKE VIEW OVER PRIVATE PK				
Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
GROUP A 2200/FF	43.00	146.00	1.0384 1.0000	2200 100		98,235
43 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =						98,235

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete	5.00	1576 0	0
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =			950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1966

(11) Heating System: Forced Hot Water
 Ground Area = 1248 SF Floor Area = 1248 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Basement	1,248		
			Total:	157,090	102,091

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,262	
Plumbing				
Average Fixture(s)	1	1,120	728	
3 Fixture Bath	1	3,525	2,291	
Deck				
Pine w/Roof (Deck Portion)	160	2,166	1,408	
Pine w/Roof (Roof portion)	160	2,117	1,376	
Treated Wood	192	3,057	1,987	
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	730	20,046	13,030	
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	
Fireplaces				
Exterior 2 Story	1	6,089	3,958	
Unit-in-Place Cost Items				
ROOF STRUCT. (SQ FT)	266	1,131	814	*72% Good
Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
Recreation Room	1248	18,308	9,154	
		Totals:	224,646	143,335

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 186,336

2019 Est. T.C.V. 009-550-001-00		=	285,521
Est. TCV/Total Floor Area = 228.78			
2018 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
148,000	148,000	148,000	101,637 2.40
2019 New	Eq. Adjustment	Loss	Additions Tax Adjustment Losses
0	-5,200	0	0 2,439 0
2019 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
142,800	142,800	142,800	104,076 104,076 104,076

009-550-002-00 2019 Est. T.C.V. CONN DAVID R & EILEEN P
 Property Class: 401 6040 W OAKCREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
 * Factors * LAKE VIEW OVER PVT PARK
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 GROUP A 2200/FF 61.00 181.00 0.9515 1.0000 2200 100 127,692
 61 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 127,692

Land Improvement Cost Estimates
 Description Rate Size % Good Cash Value
 D/W/P: 3.5 Concrete 4.39 210 71 655
 Total Estimated Land Improvements True Cash Value = 655

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 676 SF Floor Area = 676 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	676		
Total:				58,160	37,805

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	506		
Porches					
CSEP (1 Story)	112	3,278	2,131		
Water/Sewer					
Public Sewer	1	892	580		
Water Well, 50 Feet	1	1,895	1,232		
Built-Ins					
Appliance Allow.	1	1,243	808		
Fireplaces					
Exterior 1 Story	1	3,770	2,450		
Local Cost Items					
SANITARY SEWER	1	0	0	*94% Good	
Totals:			70,016	45,512	

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 59,166

2019 Est. T.C.V. 009-550-002-00				=	187,513
Est. TCV/Total Floor Area = 277.39, Most recent sale 03/12/1993 for 1					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
97,000	97,000	97,000	57,685	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,200	0	1,384	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
93,800	93,800	93,800	59,069	59,069	0

009-550-003-00	2019 Est. T.C.V.	REID JAMES J & KEVIN J
Property Class: 401		6034 W OAKCREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
 * Factors * LAKEVIEW OVER PVT SUB PK
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 GROUP A 2200/FF 61.00 183.00 0.9515 1.0000 2200 100 127,692
 61 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 127,692

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 749 SF Floor Area = 749 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	749		
Total:				63,277	41,130

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	778	506

Porches			
CCP (1 Story)	54	1,031	670

Deck			
Treated Wood	496	5,436	3,533

Garages

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

Base Cost	320	8,774	5,703
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Water/Sewer

Public Sewer	1	892	580
Water Well, 50 Feet	1	1,895	1,232

Built-Ins

Appliance Allow.	1	1,243	808
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 83,326 54,162

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 70,411

2019 Est. T.C.V. 009-550-003-00 = 198,103

Est. TCV/Total Floor Area = 264.49, Most recent sale 04/01/1996 for 81,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
101,800	101,800	101,800	63,769	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,700	0	0	1,530	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
99,100	99,100	99,100	65,299	65,299	65,299	

009-550-004-00 2019 Est. T.C.V. GRIMWOOD JERRY P (2/9INT) &
 Property Class: 401 6028 W OAKCREST DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

		* Factors *		LAKE VIEW OVER SUB PARK				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	46.20	174.00	0.9154	1.0000	2200	100		93,044
GROUP A 2200/FF	25.00	171.00	0.9154	1.0000	2200	100		50,348
71 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								143,392

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.64	576	0	0
Wood Frame	15.72	176	94	2,601
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 =				3,551

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D 10 Blt 1968

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 3035 SF Floor Area = 3035 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	900		
1 Story	Block	Slab	900		
1 Story	Block	Slab	828		
1 Story	Siding	Slab	407		
			Total:	218,853	131,311

Other Additions/Adjustments

Plumbing

Average Fixture(s)	3	2,318	1,391
3 Fixture Bath	2	4,893	2,936

Porches

CCP (1 Story)	114	2,004	1,202
CCP (1 Story)	120	2,100	1,260

Deck

Treated Wood	384	4,573	2,744
Treated Wood	358	4,368	2,621

Garages

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

Base Cost	528	13,739	8,243
Door Opener	1	324	194

Water/Sewer

Public Sewer	1	908	545
Water Well, 100 Feet	1	4,256	2,554

Built-Ins

Appliance Allow.	3	3,799	2,279
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Fireplaces

Interior 1 Story	2	6,384	3,830
Wood Stove	1	1,375	825

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 269,894 161,935

Notes: 3 UNITS

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCv: 210,516

2019 Est. T.C.V. 009-550-004-00					=	357,459
Est. TCv/Total Floor Area = 117.78, Most recent sale 08/27/2018 for 47,000						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
176,200	176,200	176,200	123,081	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,500	0	3,128	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
Parcel Number: 009-550-004-00					Page: 2	

178,700	178,700	178,700	126,034	126,209	0
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009-550-005-00	2019 Est. T.C.V.	CONN MARK ETAL
Property Class: 401		6022 W OAKCREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
 * Factors * LAKE VIEW OVER PVT PARK

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	35.00	174.00	1.0933	1.0000	2200	100		84,181
35 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value = 84,181

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	386	73	1,409
Total Estimated Land Improvements True Cash Value =				1,409

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1947

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 856 SF Floor Area = 856 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	856		
			Total:	89,762	58,334

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	728
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Porches

CPP	202	2,757	2,013	*73% Good
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Garages

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

Base Cost	728	20,005	13,003
Common Wall: 1 Wall	1	-1,684	-1,095
Door Opener	1	415	270

Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,364
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Fireplaces

Exterior 1 Story	1	4,942	3,212
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Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	32	136	61	*45% Good
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 122,724 79,952

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 103,938

2019 Est. T.C.V. 009-550-005-00 = 189,528

Est. TCV/Total Floor Area = 221.41, Most recent sale 06/01/2000 for 139,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
96,300	96,300	96,300	71,246	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,500	0	0	1,709	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,800	94,800	94,800	72,955	72,955	0	

009-550-007-00 2019 Est. T.C.V. KOEPLINGER PAT M
 Property Class: 401 6010 W OAKCREST 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	23.00	174.00	1.2143	1.0000	2200	100		61,441
23 Actual Front Feet, 0.09 Total Acres Total Est. Land Value =								61,441

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.80	80	71	1,238
Total Estimated Land Improvements True Cash Value =				1,238

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 968 SF Floor Area = 968 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	968		
			Total:	84,323	50,593

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	933	560	
Deck					
Treated Wood		240	3,463	2,078	
Water/Sewer					
Public Sewer		1	1,006	604	
Water Well, 100 Feet		1	4,280	2,568	
Built-Ins					
Appliance Allow.		1	1,467	880	
Fireplaces					
Exterior 1 Story		1	4,331	2,599	
Porches					
CCP (1 Story)		24	858	515	
Unit-in-Place Cost Items					
ROOF STRUCT. (SQ FT)		96	408	184	*45% Good
Local Cost Items					
SANITARY SEWER		1	0	0	*84% Good
			Totals:	101,069	60,581

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 78,755

2019 Est. T.C.V. 009-550-007-00 = 141,434

Est. TCV/Total Floor Area = 146.11

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
71,000	71,000	71,000	44,786	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-300	0	0	1,074	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
70,700	70,700	70,700	45,860	45,860	0	

009-550-007-50	2019 Est. T.C.V.	BAILEY CHRISTOPHER & BURKE HEATHER
Property Class: 401		6004 W OAKCREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
 * Factors * LK VIEW OVER PVT PARK

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	23.00	180.00	1.2143	1.0000	2200	100	PROGRESSION	61,441
23 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								61,441

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1020 SF Floor Area = 1020 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	904		
1 Story	Siding	Slab	116		
			Total:	88,217	57,341

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	933	606
2 Fixture Bath			1	1,970	1,280
Deck					
Treated Wood			506	5,642	3,667
w/Roof (Roof portion)			96	1,221	794
Water/Sewer					
Public Sewer			1	1,006	654
Water Well, 100 Feet			1	4,280	2,782
Built-Ins					
Appliance Allow.			1	1,467	954
Fireplaces					
Exterior 1 Story			1	4,331	2,815
Porches					
CCP (1 Story)			16	572	372
Local Cost Items					
SANITARY SEWER			1	0	0 *86% Good
Totals:				109,639	71,265

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 92,645

2019 Est. T.C.V. 009-550-007-50		=	154,086
Est. TCV/Total Floor Area = 151.06, Most recent sale 07/13/2018 for 210,000			
2018 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
70,500	70,500	70,500	47,675 2.40
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment Losses
0	6,500	0	29,325 0
2019 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
77,000	77,000	77,000	48,819 77,000 0

009-550-009-00	2019 Est. T.C.V.	THELEN NATHAN & AMY
Property Class: 401		6017 W OAKCREST 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
75 Actual Front Feet, 0.25 Total Acres								Total Est. Land Value = 12,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.51	80	94	1,843
Total Estimated Land Improvements True Cash Value =				1,843

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 768 SF Floor Area = 960 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	768		
Total:				93,121	65,195

Other Additions/Adjustments

Plumbing

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

Deck

Treated Wood	384	4,823	3,376
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	652	24,783	17,348

Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,469
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Fireplaces

Interior 1 Story	1	4,051	2,836
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 136,694 95,696

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 84,212

2019 Est. T.C.V. 009-550-009-00 = 98,055

Est. TCV/Total Floor Area = 102.14, Most recent sale 03/15/2013 for 80,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
46,200	46,200	46,200	45,669	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	1,096	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
49,000	49,000	49,000	46,765	46,765	0

009-550-010-00 2019 Est. T.C.V. EDDINGER WILLIAM & SHARON
 Property Class: 401 6023 W OAKCREST 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
95 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								12,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.48	24	73	464
Total Estimated Land Improvements True Cash Value =				464

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1981

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 720 SF Floor Area = 1080 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	720		
Total:				96,381	67,465

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	653
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Porches

WPP	360	4,057	2,840
WCP (1 Story)	12	643	450

Garages

Class: CD Exterior: Pole (Unfinished)
 Base Cost 576 11,267 7,887

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: 117,716 82,399

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 72,511

2019 Est. T.C.V. 009-550-010-00 = 84,975

Est. TCV/Total Floor Area = 78.68, Most recent sale 04/01/1997 for 69,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,800	42,800	42,800	38,246	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-300	0	0	917	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,500	42,500	42,500	39,163	39,163	0	

009-550-011-00 2019 Est. T.C.V. SWAGLER WILLIAM J & JUDITH J & LANE
 Property Class: 401 6010 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
73 Actual Front Feet, 0.16 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	66	71	219
Total Estimated Land Improvements True Cash Value =				219

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1092 SF Floor Area = 1092 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,092		
Total:				93,557	60,812

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	606
3 Fixture Bath	1	2,929	1,904

Porches

WGEP (1 Story)	280	13,124	8,531
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Deck

Treated Wood	280	3,833	2,491
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Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 336 11,864 7,712

Water/Sewer

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

Built-Ins

Appliance Allow.	1	1,467	954
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Fireplaces

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

SANITARY SEWER	1	0	0	*84% Good
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Totals: 132,305 85,998

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 75,678

2019 Est. T.C.V. 009-550-011-00 = 87,897

Est. TCV/Total Floor Area = 80.49, Most recent sale 06/01/1999 for 55,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,400	41,400	41,400	40,916	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	0	981	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,900	43,900	43,900	41,897	41,897	41,897	

009-550-012-00	2019 Est. T.C.V.	PINE OAKS RESORT ASS'N
Property Class: 705		W OAKCREST 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	211.05	152.00	0.6977	1.0000	2200	100		323,932
211 Actual Front Feet, 0.74 Total Acres Total Est. Land Value =								323,932

2019 Est. T.C.V. 009-550-012-00 = 0

Est. TCV/Total Floor Area = 0.00

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

009-555-000-00	2019 Est. T.C.V.	PINE KNOLL ESTATES - MASTER DEED
Property Class: 705		LINDSEY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table .

* Factors *

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

2019 Est. T.C.V. 009-555-000-00	=	0
---------------------------------	---	---

Est. TCV/Total Floor Area = 0.00

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

009-555-001-00	2019 Est. T.C.V.	GUNNERSON MATTHEW
Property Class: 402		LINDSEY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
163 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	1,500

2019 Est. T.C.V. 009-555-001-00 = 1,500

Est. TCV/Total Floor Area = 1.37, Most recent sale 05/01/2002 for 147,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
800	800	800	800	2.40			
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
800	800	800	819	800	0		

009-555-002-00	2019 Est. T.C.V.	GUNNERSON MATTHEW
Property Class: 402		LINDSEY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
181 Actual Front Feet, 0.67 Total Acres							Total Est. Land Value =	1,500

2019 Est. T.C.V. 009-555-002-00 = 1,500

Est. TCV/Total Floor Area = 1.37

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	819	800	0	

009-555-003-00	2019 Est. T.C.V.	GUNNERSON MATTHEW
Property Class: 402		LINDSEY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
212 Actual Front Feet, 0.63 Total Acres							Total Est. Land Value =	1,500

2019 Est. T.C.V. 009-555-003-00 = 1,500

Est. TCV/Total Floor Area = 1.37

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	819	800	0	

009-555-004-00	2019 Est. T.C.V.	GUNNERSON MATTHEW
Property Class: 402		LINDSEY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
79 Actual Front Feet, 0.97 Total Acres							Total Est. Land Value =	1,500

2019 Est. T.C.V. 009-555-004-00 = 1,500

Est. TCV/Total Floor Area = 1.37

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	819	800	0	

009-555-005-00	2019 Est. T.C.V.	GUNNERSON ATTHEW ALLAN
Property Class: 402		LINDSEY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
		0.00	Total Acres		Total Est.		Land Value =	1,500

2019 Est. T.C.V. 009-555-005-00 = 1,500

Est. TCV/Total Floor Area = 1.37, Most recent sale 09/17/2013 for 19,300

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	819	800	0	

009-555-006-00	2019 Est. T.C.V.	GUNNERSON MATTHEW ALLAN
Property Class: 402		LINDSEY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
		0.00	Total Acres		Total Est.		Land Value =	1,500

2019 Est. T.C.V. 009-555-006-00 = 1,500

Est. TCV/Total Floor Area = 1.37, Most recent sale 09/17/2013 for 19,300

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	2.40		
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	819	800	0	

009-555-007-00	2019 Est. T.C.V.	GUNNERSON MATTHEW ALLAN
Property Class: 402		LINDSEY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
		0.00	Total Acres		Total Est.		Land Value =	1,500

2019 Est. T.C.V. 009-555-007-00 = 1,500

Est. TCV/Total Floor Area = 1.37, Most recent sale 09/17/2013 for 19,300

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	819	800	0	

009-555-008-00	2019 Est. T.C.V.	GUNNERSON MATTHEW ALLAN
Property Class: 402		LINDSEY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
		0.00	Total Acres		Total Est.		Land Value =	1,500

2019 Est. T.C.V. 009-555-008-00 = 1,500

Est. TCV/Total Floor Area = 1.37, Most recent sale 09/17/2013 for 19,300

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	2.40		
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	819	800	0	

009-555-009-00	2019 Est. T.C.V.	GUNNERSON MATTHEW ALLAN
Property Class: 402		LINDSEY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
		0.00	Total Acres		Total Est.		Land Value =	1,500

2019 Est. T.C.V. 009-555-009-00 = 1,500

Est. TCV/Total Floor Area = 1.37, Most recent sale 09/17/2013 for 19,300

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	2.40		
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	819	800	0	

009-555-010-00	2019 Est. T.C.V.	GUNNERSON MATTHEW ALLAN
Property Class: 402		LINDSEY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
		0.00	Total Acres		Total Est.		Land Value =	1,500

2019 Est. T.C.V. 009-555-010-00 = 1,500

Est. TCV/Total Floor Area = 1.37, Most recent sale 09/17/2013 for 19,300

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	2.40		
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	819	800	0	

009-555-011-00	2019 Est. T.C.V.	GUNNERSON MATTHEW ALLAN
Property Class: 402		LINDSEY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
		0.00	Total Acres		Total Est.		Land Value =	1,500

2019 Est. T.C.V. 009-555-011-00 = 1,500

Est. TCV/Total Floor Area = 1.37, Most recent sale 09/17/2013 for 19,300

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	819	800	0	

009-555-012-00	2019 Est. T.C.V.	GUNNERSON MATTHEW ALLAN
Property Class: 402		LINDSEY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
		0.00	Total Acres		Total Est.		Land Value =	1,500

2019 Est. T.C.V. 009-555-012-00 = 1,500

Est. TCV/Total Floor Area = 1.37, Most recent sale 09/17/2013 for 19,300

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	2.40		
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	819	800	0	

009-555-013-00	2019 Est. T.C.V.	GUNNERSON MATTHEW
Property Class: 402		LINDSEY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
		0.00	Total Acres		Total Est.		Land Value =	1,500

2019 Est. T.C.V. 009-555-013-00 = 1,500

Est. TCV/Total Floor Area = 1.37

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	819	800	0	

009-555-014-00	2019 Est. T.C.V.	GUNNERSON MATTHEW
Property Class: 402		LINDSEY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
		0.00	Total Acres		Total Est.		Land Value =	1,500

2019 Est. T.C.V. 009-555-014-00 = 1,500

Est. TCV/Total Floor Area = 1.37

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	819	800	0	

009-555-015-00	2019 Est. T.C.V.	GUNNERSON MATTHEW
Property Class: 402		LINDSEY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
107 Actual Front Feet, 1.07 Total Acres					Total Est. Land Value =			1,500

2019 Est. T.C.V. 009-555-015-00 = 1,500

Est. TCV/Total Floor Area = 1.37

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	819	800	0	

009-555-016-00	2019 Est. T.C.V.	GUNNERSON MATTHEW
Property Class: 402		LINDSEY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
		0.00	Total Acres		Total Est.		Land Value =	1,500

2019 Est. T.C.V. 009-555-016-00 = 1,500

Est. TCV/Total Floor Area = 1.37

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	819	800	0	

009-555-017-00	2019 Est. T.C.V.	GUNNERSON MATTHEW
Property Class: 402		LINDSEY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
		0.00	Total Acres		Total Est.		Land Value =	1,500

2019 Est. T.C.V. 009-555-017-00 = 1,500

Est. TCV/Total Floor Area = 1.37

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	819	800	0	

009-555-018-00	2019 Est. T.C.V.	GUNNERSON MATTHEW
Property Class: 402		LINDSEY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
		0.00	Total Acres		Total Est.		Land Value =	1,500

2019 Est. T.C.V. 009-555-018-00 = 1,500

Est. TCV/Total Floor Area = 1.37

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	819	800	0	

009-555-019-00 2019 Est. T.C.V. GUNERSON MATT
 Property Class: 401 10006 LINDSEY DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
		0.00	Total Acres		Total Est.		Land Value =	1,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.57	576	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 864 SF Floor Area = 864 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	864		
			Total:	78,824	47,295

Other Additions/Adjustments

Plumbing

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

Water/Sewer

1000 Gal Septic	1	3,453	2,072
Water Well, 100 Feet	1	4,280	2,568

Deck

Treated Wood	64	1,503	902
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Garages

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

Base Cost	576	16,877	10,126
Common Wall: 1 Wall	1	-1,906	-1,144
Door Opener	1	368	221

Built-Ins

Appliance Allow.	1	1,467	880
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Totals: 107,769 64,662

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 56,903

2019 Est. T.C.V. 009-555-019-00 = 59,373

Est. TCV/Total Floor Area = 68.72, Most recent sale 10/22/2014 for 42,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,800	23,800	23,800	23,040	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,900	0	0	552	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,700	29,700	29,700	23,592	23,592	0	

009-555-020-00	2019 Est. T.C.V.	GUNNERSON MATTHEW
Property Class: 402		LINDSEY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
181 Actual Front Feet, 0.73 Total Acres							Total Est. Land Value =	1,500

2019 Est. T.C.V. 009-555-020-00 = 1,500

Est. TCV/Total Floor Area = 1.74

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	819	800	0	

009-555-021-00	2019 Est. T.C.V.	GUNNERSON MATTHEW ALLAN
Property Class: 402		LINDSEY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
		0.00	Total Acres		Total Est.		Land Value =	1,500

2019 Est. T.C.V. 009-555-021-00 = 1,500

Est. TCV/Total Floor Area = 1.74, Most recent sale 09/17/2013 for 19,300

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	2.40		
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	819	800	0	

009-555-022-00	2019 Est. T.C.V.	GUNNERSON MATTHEW ALLAN
Property Class: 402		LINDSEY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
		0.00	Total Acres		Total Est.		Land Value =	1,500

2019 Est. T.C.V. 009-555-022-00 = 1,500

Est. TCV/Total Floor Area = 1.74, Most recent sale 09/17/2013 for 19,300

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	819	800	0	

009-555-023-00	2019 Est. T.C.V.	GUNNERSON MATTHEW ALLAN
Property Class: 402		LINDSEY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
		0.00	Total Acres		Total Est.		Land Value =	1,500

2019 Est. T.C.V. 009-555-023-00 = 1,500

Est. TCV/Total Floor Area = 1.74, Most recent sale 09/17/2013 for 19,300

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	819	800	0	

009-555-024-00	2019 Est. T.C.V.	GUNNERSON MATTHEW ALLAN
Property Class: 402		LINDSEY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
		0.00	Total Acres		Total Est.		Land Value =	1,500

2019 Est. T.C.V. 009-555-024-00 = 1,500

Est. TCV/Total Floor Area = 1.74, Most recent sale 09/17/2013 for 19,300

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	2.40		
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	819	800	0	

009-555-025-00	2019 Est. T.C.V.	GUNNERSON MATTHEW ALLAN
Property Class: 402		LINDSEY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
		0.00	Total Acres		Total Est.		Land Value =	1,500

2019 Est. T.C.V. 009-555-025-00 = 1,500

Est. TCV/Total Floor Area = 1.74, Most recent sale 09/17/2013 for 19,300

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	819	800	0	

009-555-026-00	2019 Est. T.C.V.	GUNNERSON MATTHEW ALLAN
Property Class: 402		LINDSEY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
		0.00	Total Acres		Total Est.		Land Value =	1,500

2019 Est. T.C.V. 009-555-026-00 = 1,500

Est. TCV/Total Floor Area = 1.74

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	2.40		
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	819	800	0	

009-555-027-00	2019 Est. T.C.V.	GUNNERSON MATTHEW ALLAN
Property Class: 402		LINDSEY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
		0.00	Total Acres		Total Est.		Land Value =	1,500

2019 Est. T.C.V. 009-555-027-00 = 1,500

Est. TCV/Total Floor Area = 1.74

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	819	800	0	

009-555-028-00	2019 Est. T.C.V.	GUNNERSON MATTHEW ALLAN
Property Class: 402		LINDSEY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
		0.00	Total Acres		Total Est.		Land Value =	1,500

2019 Est. T.C.V. 009-555-028-00 = 1,500

Est. TCV/Total Floor Area = 1.74

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	819	800	0	

009-555-029-00	2019 Est. T.C.V.	GUNNERSON MATTHEW ALLAN
Property Class: 402		LINDSEY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
		0.00	Total Acres		Total Est.		Land Value =	1,500

2019 Est. T.C.V. 009-555-029-00 = 1,500

Est. TCV/Total Floor Area = 1.74, Most recent sale 09/17/2013 for 19,300

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	819	800	0	