

009-600-095-00	2019 Est. T.C.V.	RACINE JAMES T & DAWN L
Property Class: 402		SIXTH ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Bk Lot	580,590			3000	100		3,000
50 Actual Front Feet,	0.12	Total Acres			Total Est.		Land Value =	3,000

2019 Est. T.C.V. 009-600-095-00 = 3,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/01/1997 for 110,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,000	1,000	1,000	1,000	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	24	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	1,024	1,024	0	

009-600-096-00	2019 Est. T.C.V.	RACINE JAMES T & DAWN L
Property Class: 402		SIXTH ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Bk Lot	580,590			3000	100		3,000
50 Actual Front Feet,	0.12	Total Acres			Total Est.	Land Value =		3,000

2019 Est. T.C.V. 009-600-096-00 = 3,000

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,000	1,000	1,000	1,000	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	24	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	1,024	1,024	0	

009-600-097-00                      2019 Est. T.C.V.                      RACINE JAMES T & DAWN L  
 Property Class: 402                                           8251 W SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      ,

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Bk Lot	580,590			3000	100		3,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								3,000

2019 Est. T.C.V. 009-600-097-00                      =                      3,000

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
1,000	1,000	1,000	1,000	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	0	24	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
1,500	1,500	1,500	1,024	1,024	0		

009-600-098-00                      2019 Est. T.C.V.                      RACINE JAMES T & DAWN L  
 Property Class: 401                      8251 W SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	80.00	121.00	0.8286	1.0000	750	100		49,717
80 Actual Front Feet, 0.22 Total Acres                      Total Est. Land Value =								49,717

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.76	288	45	617
Total Estimated Land Improvements True Cash Value =				617

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 816 SF                      Floor Area = 816 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Crawl Space	816		
			Total:	76,915	49,995

## Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	923	600		

Porches					
CGEP (1 Story)	160	7,072	4,597		

Deck					
Treated Wood	144	2,452	1,594		

## Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	480	13,090	8,508		

Water/Sewer					
Public Sewer	1	1,025	666		
Water Well, 50 Feet	1	1,998	1,299		

Built-Ins					
Appliance Allow.	1	1,495	972		

Fireplaces					
Exterior 1 Story	1	4,412	2,868		

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

Totals:                      109,382                      71,099

## Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCv:                      92,429

2019 Est. T.C.V. 009-600-098-00                      =                      142,763

Est. TCv/Total Floor Area = 174.95, Most recent sale 08/03/2007 for 230,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
76,100	76,100	76,100	65,274	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,700	0	0	1,566	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
71,400	71,400	71,400	66,840	66,840	0	

009-600-100-00                      2019 Est. T.C.V.                      SWICK PAUL S  
 Property Class: 401                      8271 W SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	50.00	134.00	1.0000	1.0000	750	100		37,500
50 Actual Front Feet, 0.15 Total Acres                      Total Est. Land Value =								37,500

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	16.64	200	94	3,128
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 =				4,078

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

(11) Heating System: Forced Hot Water  
 Ground Area = 576 SF                      Floor Area = 576 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	576		
			Total:	52,171	36,319

## Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	933	513	
Porches					
CCP (1 Story)		80	1,605	883	
WGEP (1 Story)		336	15,278	8,403	
WPP		288	3,393	1,866	
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					
Wood Stove		1	1,630	896	
Local Cost Items					
SANITARY SEWER		1	0	0	*88% Good
			Totals:	81,763	44,969

Notes: VERTICAL LOG

ECF (410- SAPPHIRE LAKE AREA) 1.300 =&gt; TCV: 58,459

2019 Est. T.C.V. 009-600-100-00 = 100,037

Est. TCV/Total Floor Area = 173.68, Most recent sale 09/29/2014 for 106,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
51,700	51,700	51,700	48,293	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,700	0	1,159	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
50,000	50,000	50,000	49,452	49,452	49,452

009-600-101-00                      2019 Est. T.C.V.                      FRANCISCO TAMMY & KIRK  
 Property Class: 401                      8281 W SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	50.00	120.00	1.0000	1.0000	750	100		37,500
50 Actual Front Feet, 0.14 Total Acres                      Total Est. Land Value =								37,500

## Land Improvement Cost Estimates

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

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

(11) Heating System: Forced Hot Water  
 Ground Area = 1008 SF                      Floor Area = 1008 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,008		
			Total:	119,314	77,554

## 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
2 Fixture Bath	1	2,359	1,533

## Porches

CCP (1 Story)	75	1,652	1,074
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## Deck

Treated Wood	168	2,802	1,821
Treated Wood	280	3,923	2,550

## Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      864                      22,628                      14,708

## Water/Sewer

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

## Built-Ins

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

Exterior 2 Story	1	6,089	3,958
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## Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Recreation Room	1008	14,787	9,612
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Totals:                      181,887                      118,226

## Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV:                      153,694

2019 Est. T.C.V. 009-600-101-00                      =                      192,144

Est. TCV/Total Floor Area = 190.62, Most recent sale 07/15/2015 for 185,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
93,600	93,600	93,600	87,668	2.40			
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	2,500	0	2,104	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
96,100	96,100	96,100	89,772	89,772	89,772		

009-600-102-00	2019 Est. T.C.V.	LECHNER SEAN P
Property Class: 401		8291 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	65.00	107.00	0.9004	1.0000	750	100		43,893
65 Actual Front Feet, 0.16 Total Acres								Total Est. Land Value = 43,893

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	388	71	1,289
Total Estimated Land Improvements True Cash Value =				1,289

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 936 SF Floor Area = 936 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	936		
			Total:	96,994	63,044

## Other Additions/Adjustments

## Exterior

Brick Veneer	144	1,728	1,123
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Basement, Outside Entrance, Below Grade	1	1,639	1,065
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## Plumbing

Average Fixture(s)	1	933	606
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## Porches

WCP (1 Story)	90	3,097	2,013
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WGEP (1 Story)	240	11,890	7,728
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## Deck

Treated Wood	174	2,801	1,821
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## Garages

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

Base Cost	720	17,662	11,480
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## Water/Sewer

Public Sewer	1	1,006	654
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Water Well, 50 Feet	1	1,962	1,275
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## Built-Ins

Appliance Allow.	1	1,467	954
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## Fireplaces

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

SANITARY SEWER	1	0	0	*84% Good
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Recreation Room	450	6,327	3,163
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Totals:	151,837	97,741
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## Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCv: 127,063

2019 Est. T.C.V. 009-600-102-00 = 172,245

Est. TCv/Total Floor Area = 184.02, Most recent sale 09/06/2013 for 138,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
86,200	86,200	86,200	74,324	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-100	0	1,783	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,100	86,100	86,100	76,107	76,107	0	

009-600-103-00                      2019 Est. T.C.V.                      FARMER PHILLIP C & STEVE  
 Property Class: 401                      8303 W SAPPHIRE AVE  
 Map #:                                      LAKE TOWNSHIP                      Lake City, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	65.00	146.76	0.9004	1.0000	750	100		43,893
65 Actual Front Feet, 0.22 Total Acres                      Total Est. Land Value =								43,893

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.41	96	94	2,022
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				4,447

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls C 10 Blt 1972

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1426 SF    Floor Area = 1426 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	1,426		
			Total:	152,539	122,039

## Other Additions/Adjustments

## Plumbing

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

## Porches

WPP	73	1,962	1,570
WPP	825	9,925	7,940

## Deck

Treated Wood	68	1,584	1,267
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## Garages

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

Base Cost	704	21,690	17,352
Storage Over Garage	480	5,006	4,005

## Water/Sewer

Public Sewer	1	1,134	907
Water Well, 50 Feet	1	2,038	1,630

## Built-Ins

Appliance Allow.	1	2,099	1,679
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## Local Cost Items

SANITARY SEWER	1	0	0	*88% Good
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Totals:                      202,622                      162,105

## Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCv:                      202,631

2019 Est. T.C.V. 009-600-103-00                      =                      250,971

Est. TCv/Total Floor Area = 176.00, Most recent sale 01/20/2012 for 140,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
117,600	117,600	117,600	94,044	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,900		0	0	2,257	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
125,500	125,500	125,500	96,301	96,301	0	



009-600-104-00	2019 Est. T.C.V.	CAVANAUGH WM J
Property Class: 401		8313 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	50.00	100.00	1.0000	1.0000	750	100		37,500
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 37,500

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	934	50	2,470
D/W/P: Brick on Sand	13.67	151	50	1,032
Wood Frame	21.25	120	50	1,275
Total Estimated Land Improvements True Cash Value =				4,777

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 915 SF Floor Area = 915 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	720		
1 Story	Siding	Basement	195		
			Total:	99,207	59,524

## Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,165	
Plumbing				
Average Fixture(s)	1	1,120	672	
Water/Sewer				
Public Sewer	1	1,134	680	
Water Well, 100 Feet	1	4,407	2,644	
Built-Ins				
Appliance Allow.	1	2,099	1,259	
Fireplaces				
Exterior 1 Story	1	4,942	2,965	
Local Cost Items				
SANITARY SEWER	1	0	0	*90% Good
		Totals:	114,851	68,909

## Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCv: 89,582

2019 Est. T.C.V. 009-600-104-00 = 131,859

Est. TCv/Total Floor Area = 144.11

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
60,900	60,900	60,900	48,349	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	0	1,160	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,900	65,900	65,900	49,509	49,509	49,509	

009-600-105-00                      2019 Est. T.C.V.                      SAPPHIRE HOLDING CO LLC  
 Property Class: 401                      8323 W SAPPHIRE AVE  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	50.00	213.44	1.0000	1.0000	750	100		37,500
50 Actual Front Feet, 0.25 Total Acres                      Total Est. Land Value =								37,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	667	50	1,764
Wood Frame	21.25	120	50	1,275
Total Estimated Land Improvements True Cash Value =				3,039

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 836 SF                      Floor Area = 836 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	220		
1 Story	Siding	Crawl Space	616		
Total:				92,436	55,462

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,165	
Plumbing				
Average Fixture(s)	1	1,120	672	
Water/Sewer				
Public Sewer	1	1,134	680	
Water Well, 50 Feet	1	2,038	1,223	
Built-Ins				
Appliance Allow.	1	2,099	1,259	
Fireplaces				
Exterior 1 Story	1	4,942	2,965	
Local Cost Items				
SANITARY SEWER	1	0	0	*90% Good
Totals:		105,711	63,426	

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV:                      82,454

2019 Est. T.C.V. 009-600-105-00                      =                      122,993

Est. TCV/Total Floor Area = 147.12

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
58,600	58,600	58,600	50,663	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,900	0	1,215	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
61,500	61,500	61,500	51,878	51,878	0	

009-600-106-00	2019 Est. T.C.V.	THOENES PROPERTIES LLC
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	65.00	153.47	0.9004	1.0000	750	100		43,893
65 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 43,893

2019 Est. T.C.V. 009-600-106-00 = 43,893

Est. TCV/Total Floor Area = 52.50, Most recent sale 10/01/1996 for 33,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
29,300	29,300	29,300	24,432	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-7,400	0	0	-2,532	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
21,900	21,900	21,900	25,018	21,900	0		



009-600-108-00                      2019 Est. T.C.V.                      ROSS TERESA M  
 Property Class: 401                      8365 W SAPPHIRE AVE  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	100.00	100.00	0.7579	1.0000	750	100		56,839
100 Actual Front Feet, 0.23 Total Acres                      Total Est. Land Value =								56,839

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	80	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 1.5S                      Cls C -5 Blt 1959

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 726 SF    Floor Area = 1131 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	726		
1 Story	Siding	Overhang	42		
			Total:	106,847	69,448

## Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,262	
Plumbing				
Average Fixture(s)	1	1,120	728	
3 Fixture Bath	1	3,525	2,291	
Porches				
CPP	42	816	530	
Deck				
Treated Wood	240	3,545	2,304	
Treated Wood	144	2,533	1,646	
Water/Sewer				
Public Sewer	1	1,134	737	
Water Well, 50 Feet	1	2,038	1,325	
Built-Ins				
Appliance Allow.	1	2,099	1,364	
Local Cost Items				
SANITARY SEWER	1	0	0	*86% Good
Recreation Room	384	5,633	3,661	
			Totals:	131,232    85,296

## Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 110,885

2019 Est. T.C.V. 009-600-108-00	=	170,149			
Est. TCV/Total Floor Area = 150.44, Most recent sale 10/01/2002 for 150,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
87,600	87,600	87,600	72,742	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,500	0	1,745	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
85,100	85,100	85,100	74,487	74,487	0

009-600-110-00	2019 Est. T.C.V.	KOLLAR DORIS V
Property Class: 401		8375 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	50.00	100.00	1.0000	1.0000	750	100		37,500
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 37,500

Cost Est. for Res. Bldg: 1	Single Family	1.75S		Cls CD	Blt 1971
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(11) Heating System: Electric Baseboard  
 Ground Area = 768 SF Floor Area = 1344 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	768		
			Total:	113,525	73,791

## Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,639	1,065	
Plumbing				
Average Fixture(s)	1	933	606	
2 Fixture Bath	1	1,970	1,280	
Deck				
Treated Wood		168	2,740	1,781
Treated Wood		20	679	441
Water/Sewer				
Public Sewer	1	1,006	654	
Water Well, 50 Feet	1	1,962	1,275	
Built-Ins				
Appliance Allow.	1	1,467	954	
Fireplaces				
Exterior 2 Story	1	5,350	3,477	
Local Cost Items				
SANITARY SEWER	1	0	0	*90% Good
Recreation Room		500	7,030	4,569
		Totals:	138,301	89,893

## Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 =&gt; TCV: 116,861

2019 Est. T.C.V. 009-600-110-00 = 154,361

Est. TCV/Total Floor Area = 114.85

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
77,900	77,900	77,900	52,425	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-700	0	1,258	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
77,200	77,200	77,200	53,683	53,683	53,683	

009-600-111-00	2019 Est. T.C.V.	NELSON FAMILY REVOCABLE TRUST
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	GROUP C	10K			10000	100		10,000
<Site Value C>	GROUP C	10K			10000	100		10,000
100 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 20,000

2019 Est. T.C.V. 009-600-111-00 = 20,000

Est. TCV/Total Floor Area = 14.88

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,000	10,000	10,000	2,962	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	71	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,000	10,000	10,000	3,033	3,033	0	

009-600-113-00                      2019 Est. T.C.V.                      NELSON FAMILY REVOCABLE TRUST  
 Property Class: 401                      8407 W SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	61.00	100.00	0.9328	1.0000	500	100		28,449
61 Actual Front Feet, 0.14 Total Acres                      Total Est. Land Value =								28,449

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	211	94	870
Metal Prefab	8.49	211	50	895
Total Estimated Land Improvements True Cash Value =				1,765

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 714 SF                      Floor Area = 714 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	714		
Total:				62,628	37,577

## Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778		467	
Porches					
CGEP (1 Story)	90	4,271		2,563	
Water/Sewer					
Public Sewer	1	892		535	
Water Well, 50 Feet	1	1,895		1,137	
Built-Ins					
Appliance Allow.	1	1,243		746	
Local Cost Items					
SANITARY SEWER	1	0		0	*90% Good
Totals:				71,707	43,025

## Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV:                      55,933

2019 Est. T.C.V. 009-600-113-00		=		86,147		
Est. TCV/Total Floor Area = 120.65, Most recent sale 05/01/1998 for 53,000						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,200	36,200	36,200	35,326	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,900	0	0	0	847	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
43,100	43,100	43,100	36,173	36,173		0



009-600-114-00	2019 Est. T.C.V.	WREN MICHAEL A
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	60.00	100.00	0.9382	1.0000	500	100		28,145
60 Actual Front Feet, 0.14 Total Acres      Total Est. Land Value =								28,145

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2019 Est. T.C.V. 009-600-114-00 = 28,145

Est. TCV/Total Floor Area = 39.42, Most recent sale 06/28/2017 for 250,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,100	14,100	14,100	14,100	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	
14,100	14,100	14,100	14,438	14,100	14,100	

009-600-115-00	2019 Est. T.C.V.	WREN MICHAEL A
Property Class: 401		8427 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	79.00	100.00	0.8328	1.0000	750	100		49,343
79 Actual Front Feet, 0.18 Total Acres								Total Est. Land Value = 49,343

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.19	1400	0	0
Wood Frame	18.86	121	50	1,141
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 =				3,516

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 958 SF Floor Area = 1294 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	672		
1 Story	Siding	Crawl Space	286		
			Total:	104,289	73,001

## Other Additions/Adjustments

## Plumbing

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

## Porches

WGEP (1 Story)	324	14,739	10,317
WCP (1 Story)	65	2,547	1,783
WPP	181	2,925	2,047

## Garages

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

Base Cost	704	19,466	13,626
Storage Over Garage	470	4,362	3,053

## Water/Sewer

Public Sewer	1	1,006	704
Water Well, 100 Feet	1	4,280	2,996

## Built-Ins

Appliance Allow.	1	1,467	1,027
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## Fireplaces

Exterior 2 Story	1	5,350	3,745
Wood Stove	1	1,630	1,141

## Local Cost Items

SANITARY SEWER	1	0	0	*88% Good
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Totals: 165,923 116,143

## Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 =&gt; TCV: 150,986

2019 Est. T.C.V. 009-600-115-00	=	203,845			
Est. TCV/Total Floor Area = 157.53, Most recent sale 06/28/2017 for 250,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
99,800	99,800	99,800	99,800	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	2,100	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
101,900	101,900	101,900	102,195	101,900	0

009-600-116-00                      2019 Est. T.C.V.                      GARTEE DENNIS R  
 Property Class: 401                      8449 W SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	130.00	100.00	0.6824	1.0000	750	100		66,530
130 Actual Front Feet, 0.30 Total Acres                      Total Est. Land Value =								66,530

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	1460	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 1954

(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	Slab	336		
1 Story	Siding	Basement	912		
Total:				135,849	88,302

## 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

## Garages

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

Base Cost	552	18,299	11,894
Common Wall: 1 Wall	1	-2,038	-1,325
Door Opener	1	415	270

Class: D Exterior: Pole (Unfinished)

Base Cost	896	13,763	8,946
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## Water/Sewer

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

## Built-Ins

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

Exterior 1 Story	1	4,942	3,212
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## Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	80	340	245	*72% Good
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## Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Basement Living Area	624	16,979	11,036
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Totals:                      199,241                      129,529

## Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV:                      168,388

2019 Est. T.C.V. 009-600-116-00                      =                      237,293

Est. TCV/Total Floor Area = 190.14

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
118,200	118,200	118,200	94,003	2.40		
2019 New Eq.	Adj.	Loss	Additions	Tax Adjustment	Losses	
0	400	0	0	2,256	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
118,600	118,600	118,600	96,259	96,259	96,259	

009-600-118-00                      2019 Est. T.C.V.                      HAGE BRYAN J  
 Property Class: 401                      8459 W SAPPHIRE AVE  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	50.00	101.00	1.0000	1.0000	750	100		37,500
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								37,500

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	12.51	40	0	0
D/W/P: 3.5 Concrete	5.00	288	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1296 SF    Floor Area = 1296 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	1,296		
			Total:	135,837	88,279

## Other Additions/Adjustments

Exterior					
Stone Veneer		20	576	374	

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

## Deck

Treated Wood		180	2,930	1,904	
Treated Wood		72	1,624	1,056	
Treated Wood		286	3,975	2,584	
w/Roof (Roof portion)		80	1,145	744	

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		384	14,358	9,333	
Class: C Exterior: Block Foundation: 18 Inch (Finished)					
Base Cost		286	13,119	8,527	

## Water/Sewer

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

## Built-Ins

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

Interior 1 Story		1	4,051	2,633	
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## Breezeways

Frame Wall		42	2,194	1,426	
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## Local Cost Items

SANITARY SEWER		1	0	0	*94% Good
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Totals:                      189,725                      123,305

## Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV:                      160,297

2019 Est. T.C.V. 009-600-118-00                      =                      200,172

Est. TCV/Total Floor Area = 154.45, Most recent sale 08/17/2017 for 245,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
94,200	94,200	94,200	94,200	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,900	0	2,260	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
Parcel Number: 009-600-118-00					Page: 2

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100,100	100,100	100,100	96,460	96,460	0
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009-600-119-00	2019 Est. T.C.V.	HAGE BRYAN J
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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 Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	20.00	101.00	1.4427	1.0000	750	100		21,640
20 Actual Front Feet, 0.05 Total Acres							Total Est. Land Value =	21,640

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 2019 Est. T.C.V. 009-600-119-00 = 21,640

Est. TCV/Total Floor Area = 16.70, Most recent sale 08/17/2017 for 245,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
14,400	14,400	14,400	14,400	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,600	0	0	-3,600	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
10,800	10,800	10,800	14,745	10,800	0		

009-600-120-00                      2019 Est. T.C.V.                      MONRO JOHN A & DIANA K  
 Property Class: 401                      8479 W SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	45.00	100.00	1.0430	1.0000	750	100		35,203
45 Actual Front Feet, 0.10 Total Acres                      Total Est. Land Value =								35,203

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.76	184	0	0
Metal Prefab	14.70	63	66	611
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 =				1,561

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

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,024		
			Total:	88,503	57,527

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	923	600		
Porches					
CGEP (1 Story)	256	9,882	6,423		
Water/Sewer					
Public Sewer	1	1,025	666		
Water Well, 50 Feet	1	1,998	1,299		
Built-Ins					
Appliance Allow.	1	1,495	972		
Local Cost Items					
SANITARY SEWER	1	0	0		*88% Good
Totals:				103,826	67,487

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV:                      87,733

2019 Est. T.C.V. 009-600-120-00                      =                      124,497

Est. TCV/Total Floor Area = 121.58

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
61,500	61,500	61,500	46,075	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	700	0	1,105	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,200	62,200	62,200	47,180	47,180	47,180	

009-600-121-00                      2019 Est. T.C.V.                      DODD GEORGE G  
 Property Class: 401                      8489 W SAPPHIRE AVE  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	50.00	100.00	1.0000	1.0000	750	100		37,500
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								37,500

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.66	480	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1160 SF    Floor Area = 1608 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	712			
2 Story	Siding	Crawl Space	448			*90% Good
			Total:	128,938	104,795	

## Other Additions/Adjustments

## Plumbing

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

## Water/Sewer

Public Sewer	1	1,006	905
Water Well, 50 Feet	1	1,962	1,766

## Built-Ins

Appliance Allow.	1	1,467	1,320
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## Fireplaces

Interior 1 Story	1	3,567	3,210
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## Porches

WPP	20	758	682
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## Garages

Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)  
 Base Cost                                      180                      6,685                      6,016

## Local Cost Items

SANITARY SEWER	1	0	0	*88% Good
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Totals:                      148,245                      122,170

## Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV:                      158,821

2019 Est. T.C.V. 009-600-121-00                      =                      197,271

Est. TCV/Total Floor Area = 122.68

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
88,500	88,500	88,500	61,328	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,100	0	0	1,471	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,600	98,600	98,600	62,799	62,799	0	



009-600-122-00                      2019 Est. T.C.V.                      SPIKER ELDORA M  
 Property Class: 401                      8499 W SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	50.00	100.00	1.0000	1.0000	750	100		37,500
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								37,500

Land Improvement Cost Estimates

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

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 976 SF                      Floor Area = 976 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	976		
			Total:	87,637	56,965

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	606		
Deck					
Treated Wood	520	5,746	3,735		
Water/Sewer					
Public Sewer	1	1,006	654		
Water Well, 50 Feet	1	1,962	1,275		
Built-Ins					
Appliance Allow.	1	1,467	954		
Fireplaces					
Exterior 1 Story	1	4,331	2,815		
Local Cost Items					
SANITARY SEWER	1	0	0		*88% Good
Totals:				103,082	67,004

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV:                      87,105

2019 Est. T.C.V. 009-600-122-00						=	125,555
Est. TCV/Total Floor Area = 128.64							
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
62,600	62,600	62,600	36,641	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	0	879	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
62,800	62,800	62,800	37,520	37,520	37,520		

009-600-123-00                      2019 Est. T.C.V.                      MAGIDSOHN KAREN TRUST NO 1  
 Property Class: 401                      8519 W SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	111.00	100.00	0.7269	1.0000	750	100		60,512
111 Actual Front Feet, 0.26 Total Acres                      Total Est. Land Value =								60,512

Land Improvement Cost Estimates

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

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

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 588 SF                      Floor Area = 588 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	588		
			Total:	56,149	30,882

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	513		
Porches					
CGEP (1 Story)	180	7,778	4,278		
Deck					
Treated Wood	80	1,679	923		
Water/Sewer					
Public Sewer	1	1,006	553		
Water Well, 50 Feet	1	1,962	1,079		
Built-Ins					
Appliance Allow.	1	1,467	807		
Fireplaces					
Exterior 1 Story	1	4,331	2,382		
Local Cost Items					
SANITARY SEWER	1	0	0		*88% Good
Totals:				75,305	41,417

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV:                      53,843

2019 Est. T.C.V. 009-600-123-00					=	115,488
Est. TCV/Total Floor Area = 196.41, Most recent sale 08/29/2017 for 124,900						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,700	64,700	64,700	64,700	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-7,000	0	0	-7,000	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,700	57,700	57,700	66,252	57,700	57,700	

009-600-125-00                      2019 Est. T.C.V.                      MATHEWS SHANNON & GRIFFITH LEASA  
 Property Class: 401                      8529 W SAPPHIRE AVE  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	55.00	100.00	0.9626	1.0000	750	100		39,707
55 Actual Front Feet, 0.13 Total Acres                      Total Est. Land Value =								39,707

Cost Est. for Res. Bldg: 1 Single Family 1.5S                      Cls CD                      Blt 1973

(11) Heating System: Electric Baseboard  
 Ground Area = 780 SF      Floor Area = 1170 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	780		
Total:				102,773	61,663

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,639	983		
Plumbing					
Average Fixture(s)	1	933	560		
Porches					
WGEP (1 Story)	60	4,776	2,866		
WGEP (1 Story)	208	10,749	6,449		
Deck					
Treated Wood	224	3,311	1,987		
Water/Sewer					
Public Sewer	1	1,006	604		
Water Well, 50 Feet	1	1,962	1,177		
Built-Ins					
Appliance Allow.	1	1,467	880		
Fireplaces					
Exterior 1 Story	1	4,331	2,599		
Local Cost Items					
SANITARY SEWER	1	0	0	*94% Good	
Totals:				132,947	79,768

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV:                      103,698

2019 Est. T.C.V. 009-600-125-00				=	143,405
Est. TCV/Total Floor Area = 122.57, Most recent sale 08/03/2018 for 145,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
76,400	76,400	76,400	59,728	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,700	0	11,972	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
71,700	71,700	71,700	61,161	71,700	0

009-600-126-00                      2019 Est. T.C.V.                      HEINRITZ CHERYL M ETAL  
 Property Class: 401                      8539 W SAPPHIRE AVE  
 Map #:                                      LAKE TOWNSHIP                      Lake City, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	55.00	100.00	0.9626	1.0000	750	100		39,707
55 Actual Front Feet, 0.13 Total Acres                      Total Est. Land Value =								39,707

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	75	0	0
Wood Frame	16.84	120	50	1,010
Wood Frame	23.60	20	50	236
Total Estimated Land Improvements True Cash Value =				1,246

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

(11) Heating System: Electric Baseboard  
 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	Slab	704		
Total:				59,883	38,924

## Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	506		
Porches					
CGEP (1 Story)	270	9,215	5,990		
Deck					
Treated Wood	260	3,567	2,319		
Water/Sewer					
Public Sewer	1	892	580		
Water Well, 100 Feet	1	4,178	2,716		
Built-Ins					
Appliance Allow.	1	1,243	808		
Fireplaces					
Wood Stove	1	1,350	877		
Local Cost Items					
SANITARY SEWER	1	0	0	*88% Good	
Totals:				81,106	52,720

## Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV:                      68,536

2019 Est. T.C.V. 009-600-126-00                      =                      109,489

Est. TCV/Total Floor Area = 155.52

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,400	54,400	54,400	43,835	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	300	0	1,052	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,700	54,700	54,700	44,887	44,887	0	

009-600-127-00                      2019 Est. T.C.V.                      RYAN STEVEN R & CHERYL L NORTHROP  
 Property Class: 401                      8545 W SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	55.00	107.00	0.9626	1.0000	750	100		39,707
55 Actual Front Feet, 0.14 Total Acres                      Total Est. Land Value =								39,707

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.72	240	0	0
D/W/P: 4in Concrete	5.29	570	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 LOG                      Cls C                      Blt 1994

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1092 SF    Floor Area = 1638 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Cedar Logs	Basement	1,092		
			Total:	169,022	135,217

## Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,554	
Plumbing				
Average Fixture(s)	1	1,120	896	
Porches				
WPP	568	7,214	5,771	
Deck				
Treated Wood	25	898	718	
Treated Wood	294	4,045	3,236	
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	
Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
		Totals:	191,881	153,504

## Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV: 191,880

2019 Est. T.C.V. 009-600-127-00				=	234,087
Est. TCV/Total Floor Area = 142.91					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
112,100	112,100	112,100	75,940	2.40	
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
6,400	0	1,500	6,400	1,798	1,016
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
117,000	117,000	117,000	83,122	83,122	83,122

009-600-128-00	2019 Est. T.C.V.	BARASA PATRICK D
Property Class: 401		8561 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	50.84	107.00	0.9934	1.0000	750	100		37,877
51 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 37,877

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	810	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 1970
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(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 950 SF Floor Area = 1334 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Basement	768			
1 Story	Siding	Slab	182			*72% Good
			Total:	130,001	85,598	

## 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

## Deck

Treated Wood	108	2,061	1,711	*83% Good
Treated Wood	240	3,545	2,304	

## Garages

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

Base Cost	768	20,759	13,493
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## Water/Sewer

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

## Built-Ins

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

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

SANITARY SEWER	1	0	0	*71% Good
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Recreation Room	950	13,937	6,968
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Totals:	186,212	120,414
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## Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 =&gt; TCV: 156,538

2019 Est. T.C.V. 009-600-128-00 = 196,790

Est. TCV/Total Floor Area = 147.52, Most recent sale 10/21/2016 for 229,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
95,300	95,300	95,300	91,583	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	2,197	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
98,400	98,400	98,400	93,780	93,780	0

009-600-129-00	2019 Est. T.C.V.	ZUIDERVEEN MARY H TRUST
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	,

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Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	50.84	104.00	0.9934	1.0000	750	100		37,877
51 Actual Front Feet, 0.12 Total Acres      Total Est. Land Value =								37,877

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2019 Est. T.C.V. 009-600-129-00 = 37,877

Est. TCV/Total Floor Area = 28.39, Most recent sale 08/26/2011 for 46,831

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
25,300	25,300	25,300	16,060	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-6,400	0	0	385	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
18,900	18,900	18,900	16,445	16,445	16,445		

009-600-130-00	2019 Est. T.C.V.	ZUIDERVEEN MARY H TRUST
Property Class: 401		8581 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$650	50.84	102.00	1.0000	1.0000	650	100		33,046
51 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 33,046

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	640	0	0
D/W/P: 4in Concrete	5.29	70	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 2016

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 2016 SF Floor Area = 2520 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	2,016		
			Total:	267,668	264,935

## Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	2	3,885	3,846	
Plumbing				
Average Fixture(s)	1	1,120	1,109	
3 Fixture Bath	1	3,525	3,490	
Porches				
CCP (1 Story)	84	1,828	1,810	
WPP	95	2,155	2,133	
Deck				
Treated Wood	96	1,901	1,882	
Water/Sewer				
Public Sewer	1	1,134	1,123	
Water Well, 100 Feet	1	4,407	4,363	
Built-Ins				
Appliance Allow.	1	2,099	2,078	
Fireplaces				
Prefab 1 Story	1	1,967	1,947	
Recreation Room	871	12,778	12,650	
		Totals:	304,467	301,366

## Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.250 =&gt; TCV: 376,708

2019 Est. T.C.V. 009-600-130-00	=	412,129			
Est. TCV/Total Floor Area = 163.54, Most recent sale 08/26/2011 for 107,169					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
192,000	192,000	192,000	174,523	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,100	0	4,188	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
206,100	206,100	206,100	178,711	178,711	178,711



009-600-131-00	2019 Est. T.C.V.	ZUIDERVEEN MARY H TRUST
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	54.00	101.00	0.9697	1.0000	750	100		39,272
54 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	39,272

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2019 Est. T.C.V. 009-600-131-00 = 39,272

Est. TCV/Total Floor Area = 15.58

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
26,200	26,200	26,200	17,005	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-6,600	0	0	408	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
19,600	19,600	19,600	17,413	17,413	17,413		

009-600-132-00                      2019 Est. T.C.V.                      HARWOOD CHESTER & LINDA  
 Property Class: 401                      W SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	54.00	100.00	0.9697	1.0000	750	100		39,272
54 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								39,272

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

(11) Heating System: Electric Wall Heat  
 Ground Area = 240 SF      Floor Area = 240 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	240		
Total:				24,463	23,240

## Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	886		
Built-Ins					
Appliance Allow.	1	1,467	1,394		
Deck					
Treated Wood	760	7,311	6,945		
Totals:				34,174	32,465

## Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV:                      40,581

2019 Est. T.C.V. 009-600-132-00                      =                      79,853

Est. TCV/Total Floor Area = 332.72

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
45,400	45,400	45,400	37,862	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,500	0	0	908	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,900	39,900	39,900	38,770	38,770	0	

009-600-133-00                      2019 Est. T.C.V.                      WROBLEWSKI SUSAN J &  
 Property Class: 401                      8613 W SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	50.00	100.00	1.0000	1.0000	750	100		37,500
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								37,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.66	240	0	0
Wood Frame	18.89	120	50	1,133
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 =				2,083

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 624 SF                      Floor Area = 624 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	624		
Total:				57,505	37,379

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	606		
Porches					
WGEP (1 Story)	192	10,189	7,642	*75% Good	
Deck					
Treated Wood	204	3,107	2,020		
Water/Sewer					
Public Sewer	1	1,006	654		
Water Well, 50 Feet	1	1,962	1,275		
Built-Ins					
Appliance Allow.	1	1,467	954		
Fireplaces					
Exterior 1 Story	1	4,331	2,815		
Local Cost Items					
SANITARY SEWER	1	0	0	*84% Good	
Totals:				80,500	53,345

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV:                      69,349

2019 Est. T.C.V. 009-600-133-00                      =                      108,932

Est. TCV/Total Floor Area = 174.57

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
56,300	56,300	56,300	37,659	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,800	0	0	903	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,500	54,500	54,500	38,562	38,562	0	

009-600-134-00                      2019 Est. T.C.V.                      BURKE ARTHUR R & SUZANNE S  
 Property Class: 401                      8633 W SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	100.00	100.00	0.7579	1.0000	750	100		56,839
100 Actual Front Feet, 0.23 Total Acres                      Total Est. Land Value =								56,839

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls C                      Blt 1949

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 900 SF                      Floor Area = 900 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	900		
			Total:	89,415	53,648

## Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,120	672	
Porches					
CGEP (1 Story)		324	13,446	8,068	
Deck					
Treated Wood		522	5,899	3,539	
Treated Wood		100	1,938	1,163	
Treated Wood		40	1,213	728	
Water/Sewer					
Public Sewer		1	1,134	680	
Water Well, 50 Feet		1	2,038	1,223	
Built-Ins					
Appliance Allow.		1	2,099	1,259	
Fireplaces					
Exterior 1 Story		1	4,942	2,965	
Local Cost Items					
SANITARY SEWER		1	0	0	*86% Good
			Totals:	123,244	73,945

Notes: VERTICAL LOG

ECF (410- SAPPHIRE LAKE AREA) 1.300 =&gt; TCV: 96,129

2019 Est. T.C.V. 009-600-134-00		=		152,968	
Est. TCV/Total Floor Area = 169.96, Most recent sale 11/01/2001 for 167,500					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
77,600	77,600	77,600	69,228	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,100	0	0	1,661	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
76,500	76,500	76,500	70,889	70,889	0

009-600-134-50	2019 Est. T.C.V.	WROBLEWSKI SUSAN J &
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	25.00	100.00	1.3195	1.0000	750	100		24,741
25 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	24,741

2019 Est. T.C.V. 009-600-134-50 = 24,741

Est. TCV/Total Floor Area = 27.49

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
16,500	16,500	16,500	7,580	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-4,100	0	0	181	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
12,400	12,400	12,400	7,761	7,761	0		

009-600-137-00                      2019 Est. T.C.V.                      MANNES DAVID L & SHIRLEY K  
 Property Class: 401                      8653 W SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	75.00	100.00	0.8503	1.0000	750	100		47,828
75 Actual Front Feet, 0.17 Total Acres                      Total Est. Land Value =								47,828

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	13.67	81	25	277
D/W/P: 3.5 Concrete	5.00	181	50	452
Total Estimated Land Improvements True Cash Value =				729

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

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 744 SF                      Floor Area = 744 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	744		
Total:				77,627	54,338

## Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,120	784		
Deck					
Treated Wood	350	4,533	3,173		
Water/Sewer					
Public Sewer	1	1,134	794		
Water Well, 50 Feet	1	2,038	1,427		
Built-Ins					
Appliance Allow.	1	2,099	1,469		
Fireplaces					
Exterior 1 Story	1	4,942	3,459		
Local Cost Items					
SANITARY SEWER	1	0	0	*94% Good	
Totals:				93,493	65,444

## Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCv:                      85,077

2019 Est. T.C.V. 009-600-137-00	=	133,634			
Est. TCv/Total Floor Area = 179.62, Most recent sale 04/15/2010 for 145,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
70,000	70,000	70,000	61,540	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,200	0	1,476	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
66,800	66,800	66,800	63,016	63,016	0

009-600-138-00	2019 Est. T.C.V.	PRANGLEY JEAN L
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	50.00	100.00	1.0000	1.0000	750	100		37,500
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 37,500

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2019 Est. T.C.V. 009-600-138-00 = 37,500

Est. TCV/Total Floor Area = 50.40

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
25,000	25,000	25,000	25,000	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-6,200	0	0	-6,200	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
18,800	18,800	18,800	25,600	18,800	18,800		

009-600-139-00	2019 Est. T.C.V.	PRANGLEY JEAN L
Property Class: 401		8675 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	50.00	100.00	1.0000	1.0000	750	100		37,500
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 37,500

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.61	120	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D 10 Blt 1943

(11) Heating System: Forced Hot Water  
 Ground Area = 1119 SF Floor Area = 1119 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	999		
1 Story	Siding	Crawl Space	120		
			Total:	114,423	74,369

## Other Additions/Adjustments

## Plumbing

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

## Porches

CGEP (1 Story)	30	2,138	1,518	*71% Good
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## Deck

Treated Wood	185	2,855	1,856
Treated Wood	80	1,642	1,067

## 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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## Fireplaces

Wood Stove	1	1,350	877
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## Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Recreation Room	350	4,816	3,130
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Totals:	134,495	87,544
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## Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 =&gt; TCV: 113,807

2019 Est. T.C.V. 009-600-139-00 = 152,257

Est. TCV/Total Floor Area = 136.07

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
70,000	70,000	70,000	70,000	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,100	0	0	1,680	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,100	76,100	76,100	71,680	71,680	71,680	



009-600-140-00                      2019 Est. T.C.V.                      MILEY ROGER P & SUSAN M  
 Property Class: 401                      8695 W SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	90.00	100.00	0.7905	1.0000	750	100		53,357
90 Actual Front Feet, 0.21 Total Acres                      Total Est. Land Value =								53,357

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	12.51	50	0	0
D/W/P: 4in Ren. Conc.	6.21	1000	0	0
Wood Frame	28.33	51	50	722
Wood Frame	20.39	147	50	1,498
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,595

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls C 5 Blt 1966

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1399 SF    Floor Area = 1399 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	1,399		
			Total:	161,884	105,212

## Other Additions/Adjustments

Exterior					
Stone Veneer			72	2,074	1,348
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

## Porches

WPP	370	4,725	3,071
WPP	101	2,190	1,423
WCP (1 Story)	24	1,374	893

## Deck

Treated Wood	316	4,244	2,759
Treated Wood	48	1,313	853

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Basement Garage: 2 Car	1	2,756	1,791		
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	100	3,811	2,477		

## Water/Sewer

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

## Built-Ins

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

SANITARY SEWER	1	0	0	*86% Good
Recreation Room	528	7,746	5,035	

Totals:                      206,334                      134,102

Notes: ADDITION WITH BASEMENT 1996

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV:                      174,333

2019 Est. T.C.V. 009-600-140-00                      =                      232,285

Est. TCV/Total Floor Area = 166.04, Most recent sale 08/24/2017 for 290,000

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

Parcel Number: 009-600-140-00

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	113,000	113,000	113,000	113,000	2.40	
2019	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,100	0	0	2,712	0
2019	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	116,100	116,100	116,100	115,712	115,712	0

009-600-142-00                      2019 Est. T.C.V.                      WRBELIS CHRISTOPHER & CHRISTINE  
 Property Class: 401                      8705 W SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	43.99	103.00	1.0525	1.0000	750	100		34,728
39 Actual Front Feet, 0.11 Total Acres                      Total Est. Land Value =								34,728

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	136	0	0
Wood Frame	23.67	64	71	1,076
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 =				2,026

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

(11) Heating System: Space Heater  
 Ground Area = 872 SF                      Floor Area = 872 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	672		
1 Story	Siding	Slab	200		
			Total:	77,013	50,057

## Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	606		
Porches					
CGEP (1 Story)	40	2,844	1,849		
WPP	319	3,598	2,339		
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		
Deck					
w/Roof (Roof portion)	150	1,818	1,182		
Local Cost Items					
SANITARY SEWER	1	0	0		*86% Good
Totals:				90,641	58,916

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCv:                      76,591

2019 Est. T.C.V. 009-600-142-00                      =                      113,345

Est. TCv/Total Floor Area = 129.98, Most recent sale 09/25/2008 for 130,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
56,800	56,800	56,800	39,035	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-100	0	0	936	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,700	56,700	56,700	39,971	39,971	0	



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w/Roof (Roof portion)	448	5,206	4,425
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Totals:	93,584	79,547
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Notes: ON LOTS 172 & 173 ACCROSS THE STREET

ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV:	99,434
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2019 Est. T.C.V. 009-600-143-00	=	301,152
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Est. TCV/Total Floor Area = 155.07

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
141,300	141,300	141,300	108,792	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,300	0	0	2,611	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
150,600	150,600	150,600	111,403	111,403	111,403	

009-600-144-00                      2019 Est. T.C.V.                      WHITNEY STEVEN & DARLENE  
 Property Class: 401                      8725 W SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	51.00	101.00	0.9921	1.0000	750	100		37,948
51 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								37,948

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	961	0	0
Wood Frame	23.67	64	94	1,424
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 =				2,374

Cost Est. for Res. Bldg: 1 Single Family 1.25S                      Cls CD                      Blt 1958

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1008 SF                      Floor Area = 1260 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,008		
			Total:	104,131	57,271

## Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	513		
Water/Sewer					
Public Sewer	1	1,006	553		
Water Well, 50 Feet	1	1,962	1,079		
Built-Ins					
Appliance Allow.	1	1,467	807		
Fireplaces					
Exterior 1 Story	1	4,331	2,382		
Local Cost Items					
SANITARY SEWER	1	0	0		*94% Good
Totals:				113,830	62,605

Notes: VERTICAL LOG

ECF (410- SAPPHIRE LAKE AREA) 1.300 =&gt; TCV: 81,387

2019 Est. T.C.V. 009-600-144-00				=	121,709
Est. TCV/Total Floor Area = 96.59, Most recent sale 10/31/2003 for 136,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
59,700	59,700	59,700	50,875	2.40	
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment
0	1,200	0	0	0	1,221
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
60,900	60,900	60,900	52,096	52,096	0

009-600-145-00                      2019 Est. T.C.V.                      BOUGHNER DALE K & JUDITH A TRUST  
 Property Class: 401                      8735 W SAPPHIRE AVE  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	51.00	101.00	0.9921	1.0000	750	100		37,948
51 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								37,948

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	912	0	0
Wood Frame	21.56	110	95	2,253
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,628

Cost Est. for Res. Bldg: 1 Single Family 2S                      Cls C 5 Blt 1967

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1440 SF    Floor Area = 2400 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	960		
1 Story	Siding	Crawl Space	480		
			Total:	213,298	149,308

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,120	784
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## Porches

CCP (1 Story)	288	5,409	3,786
CCP (1 Story)	48	1,104	773

## Deck

Pine w/Roof (Deck Portion)	288	3,188	2,232
Pine w/Roof (Roof portion)	288	3,410	2,387

## Garages

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

Base Cost	624	23,980	16,786
Door Opener	1	415	290

## Water/Sewer

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

## Built-Ins

Appliance Allow.	1	2,099	1,469
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## Fireplaces

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

SANITARY SEWER	1	0	0	*88% Good
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Totals:                      262,137                      183,495

## Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV:                      238,544

2019 Est. T.C.V. 009-600-145-00                      =                      281,120

Est. TCV/Total Floor Area = 117.13

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
128,400	128,400	128,400	89,060	2.40	0	0	0	2,137	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
140,600	140,600	140,600	91,197	91,197	91,197				

009-600-146-00                      2019 Est. T.C.V.                      WHITTAKER JACQUELINE J  
 Property Class: 401                      8745 W SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	52.00	104.00	0.9844	1.0000	750	100		38,393
52 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								38,393

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.76	410	71	1,386
Total Estimated Land Improvements True Cash Value =				1,386

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls CD                      Blt 1961

(11) Heating System: Forced Air w/ Ducts  
 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	Block	Slab	1,032		
Total:				91,365	54,818

## Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	923	554		

Deck					
Treated Wood	120	2,162	1,297		

Water/Sewer					
Public Sewer	1	1,025	615		
Water Well, 100 Feet	1	4,360	2,616		

Built-Ins					
Appliance Allow.	1	1,495	897		

Fireplaces					
Exterior 1 Story	1	4,412	2,647		

Garages					
Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)					
Base Cost	156	5,901	3,541		

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

Totals:                      111,643                      66,985

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV:                      87,081

2019 Est. T.C.V. 009-600-146-00                      =                      126,860

Est. TCV/Total Floor Area = 122.93

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
62,300	62,300	62,300	42,582	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	0	1,021	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
63,400	63,400	63,400	43,603	43,603	0	





009-600-148-00                      2019 Est. T.C.V.                      PARSONS CHARLES & SUSAN  
 Property Class: 401                      8767 W SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	52.00	104.00	0.9844	1.0000	750	100		38,393
52 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								38,393

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	13.67	264	50	1,804
D/W/P: Brick on Sand	13.67	74	50	506
Metal Prefab	19.04	32	50	304
Total Estimated Land Improvements True Cash Value =				2,614

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = 884 SF                      Floor Area = 884 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		
			Total:	108,812	76,168

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,359	
Plumbing				
Average Fixture(s)	1	1,120	784	
3 Fixture Bath	1	3,525	2,467	
Deck				
Treated Wood		554	6,127	4,289
Treated Wood		291	4,019	2,813
Treated Wood		140	2,488	1,742
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	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Recreation Room		440	6,455	4,518
		Totals:	139,759	97,830

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 127,179

2019 Est. T.C.V. 009-600-148-00				=	168,186
Est. TCV/Total Floor Area = 190.26, Most recent sale 10/24/2005 for 193,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
81,000	81,000	81,000	59,408	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,100	0	0	1,425	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
84,100	84,100	84,100	60,833	60,833	0

009-600-149-00	2019 Est. T.C.V.	STEELE KENNETH E & MARCIA A
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	52.00	104.00	0.9844	1.0000	750	100		38,393
52 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 38,393

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2019 Est. T.C.V. 009-600-149-00 = 38,393

Est. TCV/Total Floor Area = 43.43

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
25,600	25,600	25,600	16,164	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-6,400	0	0	387	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
19,200	19,200	19,200	16,551	16,551	16,551		

009-600-150-00                      2019 Est. T.C.V.                      STEELE KENNETH E & MARCIA A  
 Property Class: 401                      8787 W SAPPHIRE AVE  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	52.00	104.00	0.9844	1.0000	750	100		38,393
52 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								38,393

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.47	208	0	0
Wood Frame	16.54	144	94	2,239
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 =				3,189

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 988 SF                      Floor Area = 988 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	988		
			Total:	80,038	52,026

## Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	770	500		
Water/Sewer					
Public Sewer	1	908	590		
Water Well, 50 Feet	1	1,931	1,255		
Built-Ins					
Appliance Allow.	1	1,266	823		
Fireplaces					
Wood Stove	1	1,375	894		
Local Cost Items					
SANITARY SEWER	1	0	0		*94% Good
Totals:				86,288	56,088

## Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV:                      72,914

2019 Est. T.C.V. 009-600-150-00                      =                      114,496

Est. TCV/Total Floor Area = 115.89

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,600	54,600	54,600	34,777	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	0	834	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,200	57,200	57,200	35,611	35,611	35,611	

009-600-151-00                      2019 Est. T.C.V.                      SCHEBLER TIMOTHY G & HAEFELE SUE A  
 Property Class: 401                      8809 W SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	104.00	104.00	0.7461	1.0000	750	100		58,193
104 Actual Front Feet, 0.25 Total Acres                      Total Est. Land Value =								58,193

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	320	66	927
Wood Frame	22.56	50	50	564
Wood Frame	16.84	120	50	1,010
Total Estimated Land Improvements True Cash Value =				2,501

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

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 721 SF                      Floor Area = 721 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	721		
Total:				60,083	33,046

## Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	428		
Water/Sewer					
Public Sewer	1	892	491		
Water Well, 50 Feet	1	1,895	1,042		
Built-Ins					
Appliance Allow.	1	1,243	684		
Fireplaces					
Exterior 1 Story	1	3,770	2,073		
Local Cost Items					
SANITARY SEWER	1	0	0	*94% Good	
Totals:				68,661	37,764

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 49,093

2019 Est. T.C.V. 009-600-151-00                      =                      109,787

Est. TCV/Total Floor Area = 152.27

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
57,900	57,900	57,900	53,704	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,000	0	0	1,196	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,900	54,900	54,900	54,992	54,900	0	

009-600-153-00	2019 Est. T.C.V.	VARRERO CATHERINE
Property Class: 401		8819 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	52.00	104.00	0.9844	1.0000	750	100		38,393
52 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 38,393

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	420	66	1,217
Wood Frame	17.76	96	50	852
Total Estimated Land Improvements True Cash Value =				2,069

Cost Est. for Res. Bldg: 1 Single Family 2S Cls D 10 Blt 1958

(11) Heating System: Electric Baseboard  
 Ground Area = 768 SF Floor Area = 1536 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Mich Bsmnt.	768		
			Total:	125,970	71,597

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	778	428
3 Fixture Bath	1	2,463	1,355

## Porches

WCP (1 Story)	126	3,538	1,946
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## Deck

Treated Wood	60	1,421	782
Treated Wood	170	2,701	1,486
Treated Wood	100	1,843	1,014

## Balcony

Wood Balcony	64	1,644	904
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## Water/Sewer

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

## Built-Ins

Appliance Allow.	1	1,243	684
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## Fireplaces

Exterior 2 Story	1	4,713	2,592
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## Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 149,101 82,009

## Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 =&gt; TCV: 106,612

2019 Est. T.C.V. 009-600-153-00 = 147,074

Est. TCV/Total Floor Area = 95.75

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
66,700	66,700	66,700	45,807	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,800	0	1,099	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
73,500	73,500	73,500	46,906	46,906	46,906	

009-600-154-00                      2019 Est. T.C.V.                      COCHRAN WILLIAM J & BETTY SUE TRUST  
 Property Class: 401                      8833 W SAPPHIRE AVE  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	67.00	104.00	0.8895	1.0000	750	100		44,699
67 Actual Front Feet, 0.16 Total Acres                      Total Est. Land Value =								44,699

## Land Improvement Cost Estimates

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

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1072 SF                      Floor Area = 1072 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	624		
1 Story	Siding	Crawl Space	448		
			Total:	95,456	62,045

## Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,651	1,073
Plumbing			
Average Fixture(s)	1	935	608
Deck			
Treated Wood		698	4,537
Treated Wood		120	1,423
Treated Wood		230	2,194
Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost		432	9,045
Common Wall: 1 Wall	1	-1,910	-1,241
Water/Sewer			
Public Sewer	1	1,025	666
Water Well, 50 Feet	1	1,998	1,299
Built-Ins			
Appliance Allow.	1	1,495	972
Fireplaces			
Exterior 1 Story	1	4,412	2,868
Local Cost Items			
SANITARY SEWER	1	0	0                      *84% Good
		Totals:	131,523                      85,489

## Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV:                      111,136

2019 Est. T.C.V. 009-600-154-00				=	156,785
Est. TCV/Total Floor Area = 146.25					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
78,100	78,100	78,100	55,989	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	1,343	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
78,400	78,400	78,400	57,332	57,332	0

009-600-155-00                      2019 Est. T.C.V.                      PUTMAN GARY L & MENYHART DONNA  
 Property Class: 401                      8834 W SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
67 Actual Front Feet, 0.16 Total Acres                      Total Est. Land Value =								6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	108	0	0
Wood Frame	16.24	144	50	1,169
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 =				2,119

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

(11) Heating System: Forced Air w/ Ducts  
 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:				43,808	26,285

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	467		
Water/Sewer					
Public Sewer	1	892	535		
Water Well, 50 Feet	1	1,895	1,137		
Built-Ins					
Appliance Allow.	1	1,243	746		
Fireplaces					
Exterior 1 Story	1	3,770	2,262		
Local Cost Items					
SANITARY SEWER	1	0	0		*94% Good
Totals:				52,386	31,432

Notes:

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCV: 27,660

2019 Est. T.C.V. 009-600-155-00                      =                      35,779

Est. TCV/Total Floor Area = 74.54

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,200	16,200	16,200	13,563	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,700	0	0	325	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,900	17,900	17,900	13,888	13,888	0	



009-600-156-00	2019 Est. T.C.V.	SCHUBLER TIMOTHY G &
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
52 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	6,000

2019 Est. T.C.V. 009-600-156-00 = 6,000

Est. TCV/Total Floor Area = 12.50

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	1,419	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	34	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	1,453	1,453	0	

009-600-157-00	2019 Est. T.C.V.	SCHUBLER TIMOTHY G &
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
52 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	6,000

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2019 Est. T.C.V. 009-600-157-00 = 6,000

Est. TCV/Total Floor Area = 12.50

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

009-600-158-00                      2019 Est. T.C.V.                      STEELE KENNETH E & MARCIA A  
 Property Class: 401                      W SAPPHIRE AVE  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
67 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	6,000

Cost Est. for Res. Bldg: 1 Single Family GRG                      Cls CD                      Blt 1996

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

#### Building Areas

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

#### Garages

Class: CD Exterior: Pole (Unfinished)					
	Base Cost		1020	17,330	16,463
Totals:				17,330	16,463

Notes:

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCV:                      14,487

2019 Est. T.C.V. 009-600-158-00                      =                      20,487

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,100	10,100	10,100	7,500	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	180	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,200	10,200	10,200	7,680	7,680	7,680	

009-600-165-00                      2019 Est. T.C.V.                      BOOMS LAWRENCE E & JUDY M  
 Property Class: 401                      8778 W SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
<Site Value B> Back Lots	600				6000	50	1/2 LOT 166	3,000
93 Actual Front Feet, 0.22 Total Acres                      Total Est. Land Value =								9,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.57	240	0	0
Wood Frame	21.80	80	50	872
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,822

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls CD                      Blt 1985

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1352 SF                      Floor Area = 1352 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,352		
			Total:	131,934	96,311

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	933	681
2 Fixture Bath	1	1,970	1,438

## Deck

Treated Wood	364	4,550	3,321
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## Garages

Class: CD Exterior: Block Foundation: 42 Inch (Unfinished)  
 Basement Garage: 2 Car                      1                      2,621                      1,913

## Water/Sewer

Public Sewer	1	1,006	734
Water Well, 50 Feet	1	1,962	1,432

## Built-Ins

Appliance Allow.	1	1,467	1,071
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## Fireplaces

Wood Stove	1	1,630	1,190
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## Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Recreation Room	350	4,921	3,592
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Totals:	152,994	111,683
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## Notes:

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCV:                      98,281

2019 Est. T.C.V. 009-600-165-00                      =                      109,103

Est. TCV/Total Floor Area = 80.70, Most recent sale 05/01/2000 for 70,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
56,200	56,200	56,200	42,047	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,600	0	0	1,009	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,600	54,600	54,600	43,056	43,056	43,056	

009-600-167-00                      2019 Est. T.C.V.                      KENT KEVIN  
 Property Class: 401                      8758 W SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600		6000		100			6,000
<Site Value B> Back Lots	600		6000		50	1/2 OF LOT 166		3,000
78 Actual Front Feet, 0.19 Total Acres                      Total Est. Land Value =								9,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.79	520	0	0
D/W/P: Crushed Rock	1.88	260	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 BC                      Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1218 SF                      Floor Area = 2312 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,218		
1 Story	Siding	Overhang	485		
			Total:	263,450	223,932

## Other Additions/Adjustments

Exterior					
Stone Veneer		64	2,265	1,925	

## Plumbing

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

## Porches

CCP (1 Story)	198	5,126	4,357	
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## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost		728	34,019	28,916	
Common Wall: 1.5 Wall		1	-3,548	-3,016	
Door Opener		2	1,037	881	

## Water/Sewer

Public Sewer	1	1,452	1,234	
Water Well, 100 Feet	1	4,739	4,028	

## Built-Ins

Appliance Allow.	1	3,016	2,564	
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## Fireplaces

Exterior 1 Story	1	6,471	5,500	
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## Local Cost Items

SANITARY SEWER	1	0	0	*89% Good
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Totals:                      328,333                      279,081

## Notes:

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCV:                      245,591

2019 Est. T.C.V. 009-600-167-00                      =                      256,966

Est. TCV/Total Floor Area = 111.14, Most recent sale 08/01/1998 for 70,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
137,600	137,600	137,600	109,108	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-9,100	0	2,618	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
128,500	128,500	128,500	111,726	111,726	111,726	

009-600-168-00	2019 Est. T.C.V.	STEWART RONALD & KATHY
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
52 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	6,000

2019 Est. T.C.V. 009-600-168-00 = 6,000

Est. TCV/Total Floor Area = 2.60, Most recent sale 06/29/2017 for 174,500

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

009-600-169-00	2019 Est. T.C.V.	WHITTAKER JACQUELINE
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
51 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	6,000

2019 Est. T.C.V. 009-600-169-00 = 6,000

Est. TCV/Total Floor Area = 2.60

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	1,419	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	34	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	1,453	1,453	0	

009-600-170-00	2019 Est. T.C.V.	BOUGHNER DALE K & JUDITH A TRUST
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
51 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	6,000

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Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, 2 Rail	11.59	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

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2019 Est. T.C.V. 009-600-170-00 = 6,950

Est. TCV/Total Floor Area = 3.01

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	1,419	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	34	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	1,453	1,453	1,453	



009-600-171-00                      2019 Est. T.C.V.                      BOUGHNER DALE K & JUDITH A TRUST  
 Property Class: 401                      W SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
51 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	4.60	632	50	1,453
D/W/P: 3.5 Concrete	4.39	212	50	465
Metal Prefab	9.96	100	50	498

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,791

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

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF                      Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

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

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		1174	25,429	13,986	
Totals:			25,429	13,986	

Notes:

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCv:                      12,308

2019 Est. T.C.V. 009-600-171-00                      =                      23,099

Est. TCv/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,900	8,900	8,900	4,057	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	0	97	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,500	11,500	11,500	4,154	4,154	4,154	

009-600-174-00	2019 Est. T.C.V.	AJE LLC
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	,

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Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
63 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	6,000

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2019 Est. T.C.V. 009-600-174-00 = 6,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/24/2017 for 15,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
9,000	9,000	9,000	3,000	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	6,000	0	-6,000	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,000	3,000	3,000	3,072	3,000	0			

009-600-175-00	2019 Est. T.C.V.	AJE LLC
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	,

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Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
47 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	6,000

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2019 Est. T.C.V. 009-600-175-00 = 6,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/24/2017 for 15,000

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

009-600-176-00	2019 Est. T.C.V.	AJE LLC
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	,

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Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
47 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	6,000

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2019 Est. T.C.V. 009-600-176-00 = 6,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/24/2017 for 15,000

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

009-600-178-00	2019 Est. T.C.V.	KELLEY DONNA J TRUST
Property Class: 401		8654 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA  
 \* Factors \* LOTS 178 & 177

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
<Site Value B> Back Lots	600				6000	100		6,000
97 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								12,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.66	480	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	95	950
Total Estimated Land Improvements True Cash Value =				1,637

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1344 SF Floor Area = 1344 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	960		
1 Story	Siding	Basement	384		
			Total:	122,957	86,068

## Other Additions/Adjustments

## Plumbing

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

## Deck

Treated Wood	220	3,271	2,290
Treated Wood	72	1,588	1,112

## Garages

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

Base Cost	480	14,899	10,429
Common Wall: 1 Wall	1	-1,906	-1,334

## Water/Sewer

Public Sewer	1	1,006	704
Water Well, 100 Feet	1	4,280	2,996

## Built-Ins

Appliance Allow.	1	1,467	1,027
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## Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 151,424 105,995

## Notes:

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCV: 93,276

2019 Est. T.C.V. 009-600-178-00 = 106,913

Est. TCV/Total Floor Area = 79.55

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,300	52,300	52,300	43,356	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,200	0	1,040	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,500	53,500	53,500	44,396	44,396	44,396	

009-600-179-00	2019 Est. T.C.V.	MANNES DAVID L & SHIRLEY K
Property Class: 401		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
50 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	6,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.02	84	0	0
D/W/P: Crushed Rock	1.61	240	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

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

## Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	12,954	9,715
Totals:				12,954	9,715

## Notes:

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCV: 8,549

2019 Est. T.C.V. 009-600-179-00	=	15,499
Est. TCV/Total Floor Area =	0.00	
2018 Assessed	MBOR	S.E.V.
8,700	8,700	8,700
		Base for Cap
		7,314
		C.P.I.
		2.40
2019 New Eq. Adjustment	Loss	Additions
0	-1,000	0
		Tax Adjustment
		175
2019 Assessed	MBOR	S.E.V.
7,700	7,700	7,700
		Capped
		->Taxable<-
		7,489
		PRE/MBT
		0

009-600-180-00	2019 Est. T.C.V.	BURKE ARTHUR R & SUZANNE S
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
50 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	6,000

2019 Est. T.C.V. 009-600-180-00 = 6,000

Est. TCV/Total Floor Area = 0.00

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

009-600-181-00                      2019 Est. T.C.V.                      BURKE ARTHUR R & SUZANNE S  
 Property Class: 401                      W SAPPHIRE AVE  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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 Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
50 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	6,000

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 Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	70	50	153
Total Estimated Land Improvements True Cash Value =				153

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

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF    Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

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

## Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			308	8,572	6,858
Totals:				8,572	6,858

## Notes:

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCV:                      6,035

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 2019 Est. T.C.V. 009-600-181-00                      =                      12,188

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,200	7,200	7,200	6,497	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,100	0	-397	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,100	6,100	6,100	6,652	6,100	0	



009-600-182-00	2019 Est. T.C.V.	HARWOOD CHESTER & LINDA
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
50 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	6,000

2019 Est. T.C.V. 009-600-182-00 = 6,000

Est. TCV/Total Floor Area = 0.00

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

009-600-183-00                      2019 Est. T.C.V.                      HARWOOD CHESTER & LINDA  
 Property Class: 401                      8602 W SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
65 Actual Front Feet, 0.17 Total Acres                      Total Est. Land Value =								6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	112	66	325
Total Estimated Land Improvements True Cash Value =				325

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls D                      Blt 1961

(11) Heating System: Electric Wall Heat  
 Ground Area = 780 SF                      Floor Area = 780 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	780		
Total:				65,877	42,821

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	506
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Porches

CSEP (1 Story)	144	3,976	2,584
CCP (1 Story)	216	3,549	2,307

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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Fireplaces

Exterior 1 Story	1	3,770	2,450
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals:                      81,980                      53,288

Notes:

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCV:                      46,894

2019 Est. T.C.V. 009-600-183-00                      =                      53,219

Est. TCV/Total Floor Area = 68.23, Most recent sale 08/01/2008 for 125,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,600	26,600	26,600	22,496	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	539	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,600	26,600	26,600	23,035	23,035	0	

009-600-184-00	2019 Est. T.C.V.	ZUIDERVEEN MARY H TRUST
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
58 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	6,000

2019 Est. T.C.V. 009-600-184-00 = 6,000

Est. TCV/Total Floor Area = 7.69

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

009-600-185-00	2019 Est. T.C.V.	ZUIDERVEEN MARY H TRUST
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
58 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	6,000

2019 Est. T.C.V. 009-600-185-00 = 6,000

Est. TCV/Total Floor Area = 7.69

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

009-600-186-00	2019 Est. T.C.V.	ZUIDERVEEN MARY H TRUST
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
58 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	6,000

2019 Est. T.C.V. 009-600-186-00 = 6,000

Est. TCV/Total Floor Area = 7.69

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

009-600-187-00                      2019 Est. T.C.V.                      RYAN STEVEN R & CHERYL L NORTHROP  
 Property Class: 401                      W SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
69 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	6,000

Cost Est. for Res. Bldg: 1 Single Family GRG                      Cls CD                      Blt 2001

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

#### Building Areas

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

#### Garages

Class: CD Exterior: Pole (Unfinished)					
	Base Cost		1040	17,046	15,341
			Totals:	17,046	15,341

Notes:

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCV:                      13,500

2019 Est. T.C.V. 009-600-187-00	=	19,500
Est. TCV/Total Floor Area = 0.00, Most recent sale 07/01/2000 for 6,000		
2018 Assessed	MBOR	S.E.V.
10,700	10,700	10,700
		8,958
		2.40
2019 New Eq. Adjustment	Loss	Additions
0	-900	0
		214
2019 Assessed	MBOR	S.E.V.
9,800	9,800	9,800
		9,172
		9,172
		PRE/MBT
		0

009-600-188-00                      2019 Est. T.C.V.                      VANDERMEULEN MICHELL  
 Property Class: 401                      8530 W SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
54 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	6,000

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1065 SF    Floor Area = 1065 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	1,065		
			Total:	87,040	52,223

## Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	778	467	

Deck					
Pine		32	817	490	
Treated Wood		20	666	400	

## Garages

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

Common Wall: 1 Wall	1	-1,753	-1,052
Base Cost	165	5,668	3,401

## 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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## Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals:                      97,246                      58,347

## Notes:

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCV:                      51,345

2019 Est. T.C.V. 009-600-188-00                      =                      57,345

Est. TCV/Total Floor Area = 53.85, Most recent sale 09/26/2009 for 40,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,200	24,200	24,200	20,680	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,500	0	0	496	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,700	28,700	28,700	21,176	21,176	21,176	

009-600-189-00                      2019 Est. T.C.V.                      BRADY THOMAS K & JOANNE M  
 Property Class: 401                      S SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
54 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	160	66	463
Total Estimated Land Improvements True Cash Value =				463

Cost Est. for Res. Bldg: 1 Single Family GRG                      Cls CD                      Blt 1975

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

Building Areas

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

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		424		10,426	6,256
Totals:				10,426	6,256

Notes:

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCV: 5,505

2019 Est. T.C.V. 009-600-189-00					=	11,968
Est. TCV/Total Floor Area =	0.00,	Most recent sale 08/20/2018 for 17,000				
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,500	6,500	6,500	6,500	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-500	0	-500	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	6,656	6,000	0	



009-600-190-00                      2019 Est. T.C.V.                      CARROLL THOMAS G & KAY H  
 Property Class: 401                      8510 W SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
54 Actual Front Feet, 0.14 Total Acres                      Total Est. Land Value =								6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	16.36	240	50	1,963
Wood Frame	21.80	80	50	872
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,785

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 720 SF                      Floor Area = 720 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	720		
			Total:	67,206	43,684

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	606		
Deck					
Treated Wood	330	4,270	2,775		
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:				76,844	49,948

Notes:

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCV:                      43,954

2019 Est. T.C.V. 009-600-190-00                      =                      53,739

Est. TCV/Total Floor Area = 74.64

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,600	26,600	26,600	22,162	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	300	0	531	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,900	26,900	26,900	22,693	22,693	0	

009-600-191-00                      2019 Est. T.C.V.                      NELSON FAMILY REVOCABLE TRUST  
 Property Class: 401                      8387 W SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP G \$750	66.00	128.00	1.0000	1.0000	750	100		49,500
66 Actual Front Feet, 0.19 Total Acres                      Total Est. Land Value =								49,500

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	1350	0	0
Wood Frame	21.25	120	50	1,275
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				3,650

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1391 SF                      Floor Area = 1391 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	1,391		
			Total:	138,854	90,255

## Other Additions/Adjustments

## Plumbing

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

## Deck

Treated Wood	187	3,005	1,953
Treated Wood w/Roof (Deck Portion)	64	1,537	999
Treated Wood w/Roof (Roof portion)	64	937	609
Treated Wood	925	9,111	5,922

## Garages

Class: C Exterior: Block Foundation: 42 Inch (Finished)  
 Base Cost                      421                      19,017                      12,361

## 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	*84% Good
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Totals:                      188,522                      122,538

## Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV:                      159,299

2019 Est. T.C.V. 009-600-191-00                      =                      212,449

Est. TCV/Total Floor Area = 152.73

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
103,400	103,400	103,400	92,542	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	2,221	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
106,200	106,200	106,200	94,763	94,763	0	

009-600-192-00	2019 Est. T.C.V.	NELSON FAMILY REVOCABLE TRUST
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Sub 600 Plat 2	50.00	125.45	0.6444	1.0000	750	100		24,165	
GROUP J 250	100.00	125.45	0.7463	1.0000	250	100		18,656	
150 Actual Front Feet, 0.43 Total Acres								Total Est. Land Value =	42,821

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2019 Est. T.C.V. 009-600-192-00 = 42,821

Est. TCV/Total Floor Area = 30.78, Most recent sale 08/01/1999 for 75,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,400	25,400	25,400	24,299	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,000	0	0	-2,899	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,400	21,400	21,400	24,882	21,400	0	

009-600-193-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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 Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F 85/FF	15.00	8.33	1.0000	1.0000	85	100		1,275
15 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	1,275

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 2019 Est. T.C.V. 009-600-193-00 = 1,275

Est. TCV/Total Floor Area = 0.92, Most recent sale 09/09/2011 for 3,267

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
600	600	600	600	2.40			
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	0			0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
600	600	600	614	600	0		

009-600-193-11	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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 Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F15K/SITE					15000	5	PRT OF SIDEWALK	750
15 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	750

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 2019 Est. T.C.V. 009-600-193-11 = 750

Est. TCV/Total Floor Area = 0.54

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
400	400	400	400	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	
400	400	400	409	400	0	

009-600-193-65	2019 Est. T.C.V.	CAVANAUGH JAMES & DORSEY JEANNE &
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F15K/SITE					15000	20	PRT OF ABAND SIDEWALK	3,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			3,000

2019 Est. T.C.V. 009-600-193-65 = 3,000

Est. TCV/Total Floor Area = 2.16, Most recent sale 09/09/2011 for 3,267

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,500	1,500	1,500	1,500	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	1,536	1,500	1,500	

009-620-001-00                      2019 Est. T.C.V.                      ADLER KELLY M  
 Property Class: 401                      7870 W FOREST DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	75.00	85.00	0.9036	1.0000	2200	100		149,094
75 Actual Front Feet, 0.15 Total Acres                      Total Est. Land Value =								149,094

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	420	0	0
D/W/P: 4in Ren. Conc.	6.21	480	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls C 5 Blt 2018

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1316 SF    Floor Area = 1316 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,316		
			Total:	164,871	163,215

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

Porches

WCP (1 Story)	48	2,287	2,264
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Deck

Treated Wood	48	1,313	1,300
Composite	622	7,159	7,087

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	504	17,212	17,040
Common Wall: 1 Wall	1	-2,038	-2,018
Door Opener	1	415	411
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	320	12,816	12,688
Common Wall: 1 Wall	1	-2,038	-2,018

Water/Sewer

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

Local Cost Items

GENERATOR	1	1,500	1,425	*95% Good
Recreation Room	1316	19,306	9,653	

Totals:                      235,348                      223,467

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      290,507

2019 Est. T.C.V. 009-620-001-00                      =                      444,351

Est. TCV/Total Floor Area = 337.65

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
187,000	187,000	187,000	156,326	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
25,900	9,300	0	25,900	3,751	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
222,200	222,200	222,200	185,977	185,977	0	

009-620-001-20                      2019 Est. T.C.V.                      SERR JEFFERSON TRUSTEE  
 Property Class: 401                      7856 W FOREST DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	75.00	85.00	0.9036	1.0000	2200	100		149,094
75 Actual Front Feet, 0.15 Total Acres                      Total Est. Land Value =								149,094

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.01	84	94	1,501
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 =				2,451

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1198 SF                      Floor Area = 1402 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.25 Story	Siding	Crawl Space	814			
1 Story	Siding	Crawl Space	384			*87% Good
			Total:	105,368	71,110	

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	467		

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	576	14,688	8,813		
Common Wall: 1 Wall	1	-1,753	-1,052		

Water/Sewer

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

Built-Ins

Appliance Allow.	1	1,243	746		
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Fireplaces

Exterior 1 Story	1	3,770	2,262		
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Porches

CGEP (1 Story)	20	1,455	873		
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Local Cost Items

SANITARY SEWER	1	0	0		*84% Good
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Totals:                      128,336                      84,891

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      110,358

2019 Est. T.C.V. 009-620-001-20                      =                      261,903

Est. TCV/Total Floor Area = 186.81

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
124,100	124,100	124,100	79,196	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,900	0	0	1,900	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
131,000	131,000	131,000	81,096	81,096	0	



009-620-001-40                      2019 Est. T.C.V.                      PASSENGER DON & JANESE  
 Property Class: 401                      7842 W FOREST DR  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	75.00	85.00	0.9036	1.0000	2200	100		149,094
75 Actual Front Feet, 0.15 Total Acres                      Total Est. Land Value =								149,094

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	63	0	0
Wood Frame	23.99	84	94	1,894
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 =				2,844

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1104 SF                      Floor Area = 1752 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	384		
2 Story	Siding	Crawl Space	384		
1 Story	Siding	Crawl Space	60		
2 Story	Siding	Crawl Space	60		
1 Story	Siding	Basement	108		
2 Story	Siding	Basement	108		
			Total:	161,156	112,809

Other Additions/Adjustments

Plumbing

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

Deck

Treated Wood	315	4,234	2,964
Treated Wood	93	1,870	1,309
Treated Wood	192	3,057	2,140

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      440                      14,010                      9,807

Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,469
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Fireplaces

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

GENERATOR	1	1,500	1,425	*95% Good
SANITARY SEWER	1	0	0	*84% Good

Totals:                      203,054                      142,512

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      185,266

2019 Est. T.C.V. 009-620-001-40                      =                      337,204

Est. TCV/Total Floor Area = 192.47, Most recent sale 08/02/2002 for 262,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
149,400	149,400	149,400	126,090	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
15,100	4,100	0	15,100	3,026	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
168,600	168,600	168,600	144,216	144,216	0	

009-620-001-60 2019 Est. T.C.V. VELDHEER JAMES D & MARYANNE  
 Property Class: 401 7812 W FOREST DR  
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	75.00	85.00	0.9036	1.0000	2200	100		149,094
75 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								149,094

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	32.57	600	94	18,369
D/W/P: Patio Blocks	11.84	50	0	0
D/W/P: 4in Ren. Conc.	6.21	500	0	0
Wood Frame	21.25	120	94	2,397
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 =				23,191

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 5 Blt 1978

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 672 SF Floor Area = 1714 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	672		
1 Story	Siding	Overhang	370		
			Total:	149,137	110,363

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	829
3 Fixture Bath	1	3,525	2,608

Porches

CGEP (1 Story)	120	6,640	4,914
WPP	135	2,723	2,015

Garages

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

Base Cost	528	17,757	13,140
Common Wall: 1 Wall	1	-2,038	-1,508

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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Deck

Composite	800	9,208	6,814
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 195,712 144,828

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCv: 188,276  
 90% Completed => Est. True Cash Value 2019 = 169,449

2019 Est. T.C.V. 009-620-001-60				=	341,734
Est. TCv/Total Floor Area = 199.38, Most recent sale 09/01/2004 for 265,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
158,500	158,500	158,500	134,789	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,400	0	3,234	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
170,900	170,900	170,900	138,023	138,023	0

009-620-001-80                      2019 Est. T.C.V.                      VANDRIE SUSAN TRUST  
 Property Class: 401                      7808 W FOREST DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	75.00	101.00	0.9036	1.0000	2200	100		149,094
75 Actual Front Feet, 0.17 Total Acres                      Total Est. Land Value =								149,094

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	336	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: Electric Baseboard  
 Ground Area = 960 SF                      Floor Area = 960 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	960		
Total:				83,319	54,158

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933		606	

Garages

Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)					
Base Cost	288	10,172		6,612	

Water/Sewer

Public Sewer	1	1,006		654	
Water Well, 100 Feet	1	4,280		2,782	

Built-Ins

Appliance Allow.	1	1,467		954	
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Fireplaces

Exterior 1 Story	1	4,331		2,815	
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Carports

Comp.Shingle	520	5,907		3,840	
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Local Cost Items

SANITARY SEWER	1	0		0	*94% Good
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Totals:                      111,415                      72,421

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      94,147

2019 Est. T.C.V. 009-620-001-80                      =                      244,191

Est. TCV/Total Floor Area = 254.37

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
120,400	120,400	120,400	78,728	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,700	0	0	1,889	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
122,100	122,100	122,100	80,617	80,617	0	

009-620-002-00	2019 Est. T.C.V.	SUSSKIND CAROL A TRUST
Property Class: 401		7804 W FOREST 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	91.00	95.00	0.8610	1.0000	2200	100		172,364	
91 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value =	172,364

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.09	1482	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 1954

(11) Heating System: Electric Baseboard  
 Ground Area = 1402 SF Floor Area = 1402 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,402		
			Total:	134,313	87,303

## Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,108	720	

## Deck

Treated Wood	120	2,213	1,438	
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## Garages

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

Base Cost	784	21,239	13,805
Storage Over Garage	784	8,091	5,259

## Water/Sewer

Public Sewer	1	1,155	751
Water Well, 50 Feet	1	2,076	1,349

## Built-Ins

Appliance Allow.	1	2,138	1,390
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## Fireplaces

Interior 1 Story	1	4,126	2,682
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## Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals:	176,459	114,697
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## Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 =&gt; TCV: 149,107

2019 Est. T.C.V. 009-620-002-00 = 323,846

Est. TCV/Total Floor Area = 230.99

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
157,100	157,100	157,100	139,796	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,800	0	0	3,355	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
161,900	161,900	161,900	143,151	143,151	0	

009-620-004-00                      2019 Est. T.C.V.                      PECKHAM DANIEL C  
 Property Class: 401                      7800 W FOREST DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	75.00	100.00	0.9036	1.0000	2200	100		149,094
75 Actual Front Feet, 0.17 Total Acres                      Total Est. Land Value =								149,094

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	700	50	1,750
Total Estimated Land Improvements True Cash Value =				1,750

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls C 10 Blt 2006

(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	Basement	1,872		
Total:				228,816	205,906

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	1,008
3 Fixture Bath	2	7,051	6,346
2 Fixture Bath	1	2,359	2,123

Garages

Class: D Exterior: Pole (Unfinished)			
Base Cost	672	10,960	9,864
Class: C Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	240	9,744	8,770

Water/Sewer

Public Sewer	1	1,134	1,021
Water Well, 50 Feet	1	2,038	1,834

Built-Ins

Appliance Allow.	1	2,099	1,889
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Breezeways

Frame Wall	120	4,873	4,776	*98% Good
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Recreation Room	1872	27,462	13,731
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Totals:                      297,656                      257,268

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCv:                      334,448

2019 Est. T.C.V. 009-620-004-00                      =                      485,292

Est. TCv/Total Floor Area = 259.24, Most recent sale 11/03/2016 for 460,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
233,900	233,900	233,900	227,989	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,700	0	0	5,471	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
242,600	242,600	242,600	233,460	233,460	0	

009-620-006-00                      2019 Est. T.C.V.                      MARCUS BRIAN G & ELIZABETH  
 Property Class: 401                      7794 W FOREST DR  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

\* Factors \*

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.76	434	0	0
Wood Frame	20.29	96	71	1,383
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 =				2,333

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1358 SF    Floor Area = 1358 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,358		
			Total:	115,465	69,278

Other Additions/Adjustments

Plumbing

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

Porches

CCP (1 Story)	63	1,280	768
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Garages

Class: CD Exterior: Block Foundation: 42 Inch (Unfinished)				
Base Cost	240	10,610	6,366	

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

Interior 1 Story	1	3,633	2,180
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals:                      138,379                      83,027

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      107,935

2019 Est. T.C.V. 009-620-006-00                      =                      295,265

Est. TCV/Total Floor Area = 217.43, Most recent sale 08/16/2009 for 245,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
146,000	146,000	146,000	129,700	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,600	0	0	3,112	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
147,600	147,600	147,600	132,812	132,812	0	

009-620-008-00                      2019 Est. T.C.V.                      CLEARY LAWRENCE E & CHRISTINE  
 Property Class: 401                      7764 W FOREST DR  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

\* Factors \*

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	53	0	0
Wood Frame	22.77	48	94	1,027
Wood Frame	17.76	96	94	1,603

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 =				3,580

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

(11) Heating System: Space Heater

Ground Area = 720 SF                      Floor Area = 720 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	720		
Total:				59,808	32,894

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	428
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Water/Sewer

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

Built-Ins

Appliance Allow.	1	1,243	684
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals:                      64,616                      35,539

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      46,201

2019 Est. T.C.V. 009-620-008-00                      =                      159,781

Est. TCV/Total Floor Area = 221.92, Most recent sale 08/01/2001 for 165,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
80,100	80,100	80,100	67,513	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-200	0	0	1,620	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
79,900	79,900	79,900	69,133	69,133	0	

009-620-009-00                      2019 Est. T.C.V.                      MCLEOD ALAN R & VALERIE  
 Property Class: 401                      7750 W FOREST DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	9.94	24	61	146
Total Estimated Land Improvements True Cash Value =				146

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls D                      Blt 1944

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 640 SF                      Floor Area = 640 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	640		
Total:				55,606	30,584

Other Additions/Adjustments

Plumbing	Average Fixture(s)			
	1	778	428	

Porches	CGEP (1 Story)			
	96	4,457	2,451	

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

Built-Ins	Appliance Allow.			
	1	1,243	684	

Garages

Class: D Exterior: Block Foundation: 18 Inch (Unfinished)	Base Cost			
	200	6,756	3,716	

Local Cost Items

SANITARY SEWER				
1	0	0	*84% Good	

Totals:                      71,627                      39,396

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      51,215

2019 Est. T.C.V. 009-620-009-00                      =                      236,358

Est. TCV/Total Floor Area = 369.31, Most recent sale 10/26/2018 for 270,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
116,400	116,400	116,400	82,294	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,800	0	35,906	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
118,200	118,200	118,200	84,269	118,200	0	





009-620-012-00	2019 Est. T.C.V.	VANDRIE IRENE
Property Class: 402		W FOREST 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	34.00	100.00	1.1012	1.0000	2200	100		82,371
34 Actual Front Feet, 0.08 Total Acres Total Est. Land Value =								82,371

2019 Est. T.C.V. 009-620-012-00 = 82,371

Est. TCV/Total Floor Area = 48.45

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
44,900	44,900	44,900	35,130	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,700	0	0	843	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
41,200	41,200	41,200	35,973	35,973	35,973		

009-620-013-00	2019 Est. T.C.V.	MORGAN COURTNEY E
Property Class: 401		7710 W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

## \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	44.00	100.00	1.0325	1.0000	2200	100		99,944
44 Actual Front Feet, 0.10 Total Acres								Total Est. Land Value = 99,944

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	72	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 1.75S Cls C 10 Blt 1948

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 844 SF Floor Area = 1312 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	624		
1 Story	Siding	Crawl Space	220		
			Total:	140,964	91,619

## Other Additions/Adjustments

## Plumbing

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

## Porches

WPP	200	3,454	2,245
CGEP (1 Story)	35	2,970	1,930

## Deck

Treated Wood	496	5,699	3,704
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## Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	576	16,911	10,992
Door Opener	1	415	270
Class: C Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	128	5,074	3,298

## Water/Sewer

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

## Built-Ins

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

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

SANITARY SEWER	1	0	0	*84% Good
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Totals: 189,454 123,136

## Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 160,077

2019 Est. T.C.V. 009-620-013-00 = 260,971

Est. TCV/Total Floor Area = 198.91

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
131,000	131,000	131,000	86,029	2.40		
2019 New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-500	0	0	0	2,064	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
130,500	130,500	130,500	88,093	88,093	0	

009-620-014-00                      2019 Est. T.C.V.                      PALLAY DAVID & SHARON  
 Property Class: 401                      7686 W FOREST DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.19	960	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 1940

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1366 SF                      Floor Area = 1366 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	1,366		
			Total:	123,881	74,330

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	560		

Garages

Class: CD Exterior: Block Foundation: 42 Inch (Unfinished)					
Base Cost	240	10,721	6,433		

Water/Sewer

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

Built-Ins

Appliance Allow.	1	1,467	880		
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Fireplaces

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

SANITARY SEWER	1	0	0	*88% Good	
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Totals:                      144,301                      86,583

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      112,558

2019 Est. T.C.V. 009-620-014-00                      =                      298,505

Est. TCV/Total Floor Area = 218.52, Most recent sale 07/01/2001 for 250,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
144,800	144,800	144,800	128,978	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,500	0	0	3,095	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
149,300	149,300	149,300	132,073	132,073	0

009-620-016-00                      2019 Est. T.C.V.                      HUNT BAZIL & JUDY  
 Property Class: 401                      7678 W FOREST DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	1200	0	0
D/W/P: 4in Ren. Conc.	6.21	512	0	0
D/W/P: 3.5 Concrete	5.00	66	0	0
Wood Frame	19.73	168	94	3,116
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				7,866

Cost Est. for Res. Bldg: 1 Single Family 1.75S                      Cls C 10                      Blt 2002

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1328 SF                      Floor Area = 2624 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,328		
1 Story	Siding	Overhang	300		
			Total:	272,338	231,484

Other Additions/Adjustments

Exterior					
Stone Veneer		160	4,610	3,918	
Basement, Outside Entrance, Below Grade		2	3,885	3,302	
Plumbing					
Average Fixture(s)		1	1,120	952	
3 Fixture Bath		2	7,051	5,993	
Porches					
CCP (1 Story)		68	1,512	1,285	
WPP		512	6,513	5,536	
Deck					
Treated Wood		202	3,159	2,685	
Treated Wood		132	2,393	2,034	
Treated Wood		92	1,860	1,581	
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost		480	19,944	16,952	
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	
Fireplaces					
2nd on Same Stack		1	3,312	2,815	
Prefab 2 Story		1	2,405	2,044	
Direct-Vented Gas		1	2,293	1,949	

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
Recreation Room	1000	14,670	12,469	
Totals:		353,082	300,114	

Notes:

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ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 390,148

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2019 Est. T.C.V. 009-620-016-00					=	508,014
Est. TCV/Total Floor Area = 193.60, Most recent sale 12/19/2013 for 450,000						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
250,900	250,900	250,900	225,047	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,100	0	0	5,401	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
254,000	254,000	254,000	230,448	230,448		0

009-620-017-00                      2019 Est. T.C.V.                      MOULTON CRAIG A  
 Property Class: 401                      7670 W FOREST DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*                      LOTS 17 & 18  
 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                      680    0                      0  
 D/W/P: Brick on Sand                      13.67                      459    0                      0  
 Wood Frame                      18.08                      280    50                      2,531

## Residential Local Cost Land Improvements

Description                      Rate                      Size % Good                      Cash Value  
 LAND IMPROVE 5000                      5,000.00                      1    95                      4,750  
 Total Estimated Land Improvements True Cash Value =                      7,281

Cost Est. for Res. Bldg: 1 Single Family 1.75S                      Cls C 10 Blt 1990

(11) Heating System: Forced Hot Water  
 Ground Area = 1485 SF Floor Area = 2157 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	896		
1 Story	Siding	Crawl Space	224		
1 Story	Siding	Crawl Space	365		
			Total:	211,988	180,195

## Other Additions/Adjustments

Exterior  
 Brick Veneer                      192                      2,504                      2,128

## Plumbing

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

## Porches

CPP	156	2,248	1,911
WPP	242	3,724	3,165

## Deck

Treated Wood	434	5,221	4,438
Treated Wood	325	4,323	3,675

## Garages

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

Base Cost	624	30,464	25,894
Common Wall: 1 Wall	1	-2,365	-2,010
Door Opener	1	518	440

Class: D Exterior: Pole (Finished)

Base Cost	280	7,823	6,650
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## Water/Sewer

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

## Built-Ins

Appliance Allow.	1	2,099	1,784
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## Fireplaces

Direct-Vented Gas	1	2,293	1,949
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## Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals:                      283,385                      240,882

## Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      313,147

2019 Est. T.C.V. 009-620-017-00                      =                      505,425

Est. TCV/Total Floor Area = 234.32

Parcel Number: 009-620-017-00

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2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
233,300	233,300	233,300	206,915	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,400	0	0	4,965	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
252,700	252,700	252,700	211,880	211,880	0	



009-620-019-00                      2019 Est. T.C.V.                      ANDERSON DAVID W  
 Property Class: 401                      7634 W FOREST DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

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

Land Improvement Cost Estimates

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

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

(11) Heating System: Wall/Floor Furnace  
 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	Block	Slab	864		
			Total:	76,712	46,026

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	923	554
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Water/Sewer

Public Sewer	1	1,025	615
Water Well, 100 Feet	1	4,360	2,616

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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Garages

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

Base Cost	180	6,809	4,085
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Local Cost Items

SANITARY SEWER	1	0	0	*88% Good
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Totals:                      95,736                      57,440

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      74,671

2019 Est. T.C.V. 009-620-019-00                      =                      185,621

Est. TCV/Total Floor Area = 214.84

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,000	97,000	97,000	84,107	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,200	0	0	2,018	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
92,800	92,800	92,800	86,125	86,125	86,125	

009-620-020-00                      2019 Est. T.C.V.                      ARDIS WILLIAM ETAL  
 Property Class: 401                      7624 W FOREST DR  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

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

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls C 5 Blt 1951

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 963 SF      Floor Area = 963 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	963		
			Total:	99,749	64,829

Other Additions/Adjustments

Plumbing

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

Porches

CCP (1 Story)	126	2,638	1,715
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Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,364
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Fireplaces

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

SANITARY SEWER	1	0	0	*94% Good
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Totals:                      116,354                      75,622

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      98,309

2019 Est. T.C.V. 009-620-020-00                      =                      210,209

Est. TCV/Total Floor Area = 218.29

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
108,600	108,600	108,600	60,573	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,500	0	0	1,453	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
105,100	105,100	105,100	62,026	62,026	0	

009-620-021-00                      2019 Est. T.C.V.                      LEVANDOWSKI RICHARD & LEVANDOWSKI P  
 Property Class: 401                      7620 W FOREST DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.72	800	0	0
D/W/P: Patio Blocks	11.84	144	0	0
Wood Frame	18.97	192	50	1,821

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 =				2,771

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 908 SF                      Floor Area = 1369 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	908		
1 Story	Siding	Overhang	461		
Total:				121,928	73,157

Other Additions/Adjustments

Plumbing

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

Porches

CGEP (1 Story)	176	8,631	5,179
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Deck

Treated Wood	192	3,057	1,834
Treated Wood	120	2,236	1,342

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	18,824	11,294
Class: C Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	218	8,642	5,185

Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,259
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Fireplaces

Interior 1 Story	1	4,051	2,431
Wood Stove	1	1,936	1,162

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals:                      179,221                      107,533

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      139,793

2019 Est. T.C.V. 009-620-021-00                      =                      252,564

Est. TCV/Total Floor Area = 184.49

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
128,300	128,300	128,300	90,163	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,000	0	0	2,163	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
126,300	126,300	126,300	92,326	92,326	92,326	

009-620-022-00                      2019 Est. T.C.V.                      ELZINGA MONTY L TRUSTEE  
 Property Class: 401                      7610 W FOREST DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	78	0	0
Wood Frame	20.61	140	94	2,712
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,662

Cost Est. for Res. Bldg: 1 Single Family 1.25S                      Cls C 10 Blt 1972

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1086 SF    Floor Area = 1384 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	576		
1 Story	Siding	Slab	202		
1.5 Story	Siding	Slab	308		
			Total:	144,950	102,908

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,120	795	
Porches					
WPP		57	1,705	1,211	
Deck					
Treated Wood		57	1,443	1,025	
Treated Wood		346	4,501	3,196	
Treated Wood		68	1,584	1,125	
Treated Wood		160	2,714	1,927	
Water/Sewer					
Public Sewer		1	1,134	805	
Water Well, 100 Feet		1	4,407	3,129	
Built-Ins					
Appliance Allow.		1	2,099	1,490	
Fireplaces					
Exterior 1 Story		1	4,942	3,509	
Local Cost Items					
SANITARY SEWER		1	0	0	*84% Good
			Totals:	170,599	121,120

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 157,456

Cost Est. for Res. Bldg: 2 Single Family 1S                      Cls D    Blt 0

(11) Heating System: Space Heater  
 Ground Area = 345 SF    Floor Area = 345 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	345		
			Total:	32,503	23,078

Other Additions/Adjustments

Deck					
Treated Wood		254	3,510	2,492	

Parcel Number: 009-620-022-00

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## Garages

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

Base Cost	339	10,397	7,382
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## Water/Sewer

Public Sewer	1	892	633
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Totals:		47,302	33,585
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Notes: GUEST HOUSE: GARAGE

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:			43,660
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2019 Est. T.C.V. 009-620-022-00	=	314,778
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Est. TCV/Total Floor Area = 182.06

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
152,600	152,600	152,600	93,201	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,800	0	0	2,236	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
157,400	157,400	157,400	95,437	95,437	0	

009-620-023-00 2019 Est. T.C.V. MORROW RICHARD  
 Property Class: 401 7600 W FOREST DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

\* Factors \*

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

## Land Improvement Cost Estimates

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

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1772 SF Floor Area = 2354 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	1,190		
2 Story	Siding	Slab	582		
			Total:	223,978	158,984

## Other Additions/Adjustments

## Plumbing

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

## Porches

WCP (1 Story)	50	2,333	1,656
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## Deck

Treated Wood	607	6,507	4,620
Treated Wood	176	2,886	2,049

## Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	448	14,193	10,077
Class: C Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	324	11,781	8,365

## 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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## Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT)	324	1,299	922
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## Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 277,835 197,222

## Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 256,389

2019 Est. T.C.V. 009-620-023-00 = 367,339

Est. TCV/Total Floor Area = 156.05

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
179,200	179,200	179,200	121,812	2.40		
2019 New Eq.	Adj.	Loss	Additions	Tax Adjustment	Losses	
0	4,500	0	0	2,923	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
183,700	183,700	183,700	124,735	124,735	0	

009-620-025-00                      2019 Est. T.C.V.                      HOEWE JOAN L & MICHAEL P  
 Property Class: 401                      7580 W FOREST DR  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
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 BC                      Blt 2007

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2156 SF                      Floor Area = 2176 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,156		
1 Story	Siding	Overhang	20		
			Total:	301,966	277,808

Other Additions/Adjustments

Exterior					
Stone Veneer		168	5,946	5,470	
Basement, Outside Entrance, Below Grade		1	2,727	2,509	

Plumbing

Average Fixture(s)	1	1,649	1,517
3 Fixture Bath	1	5,184	4,769
2 Fixture Bath	1	3,473	3,195

Porches

CCP (1 Story)	112	3,037	2,794
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Deck

Treated Wood	516	6,202	5,706
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Garages

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

Common Wall: 1 Wall	1	-2,365	-2,176
Door Opener	2	1,037	954
Base Cost	1080	44,831	41,245

Water/Sewer

Public Sewer	1	1,452	1,336
Water Well, 200 Feet	1	8,891	8,180

Built-Ins

Appliance Allow.	1	3,016	2,775
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Local Cost Items

SANITARY SEWER	1	0	0	*96% Good
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Recreation Room	1500	31,110	28,621
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Totals:                      418,156                      384,703

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      500,114

2019 Est. T.C.V. 009-620-025-00                      =                      687,486

Est. TCV/Total Floor Area = 315.94

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
311,900	311,900	311,900	258,566	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	31,800	0	0	6,205	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
343,700	343,700	343,700	264,771	264,771	264,771	

009-620-026-00                      2019 Est. T.C.V.                      WHITACRE TRUST & GRAHAM TRUST  
 Property Class: 401                      7570 W FOREST DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	18.89	120	73	1,655
Total Estimated Land Improvements True Cash Value =				1,655

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1820 SF                      Floor Area = 1820 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	572			
1 Story	Siding	Crawl Space	624			*80% Good
1 Story	Siding	Crawl Space	624			*90% Good
			Total:	148,231	121,387	

Other Additions/Adjustments

Plumbing

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

Deck

Treated Wood	240	3,463	2,770	*80% Good
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Water/Sewer

Public Sewer	1	1,006	805
Water Well, 50 Feet	1	1,962	1,570

Built-Ins

Appliance Allow.	1	1,467	1,174
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals:                      159,991                      130,795

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      170,034

2019 Est. T.C.V. 009-620-026-00                      =                      281,689

Est. TCV/Total Floor Area = 154.77

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
137,300	137,300	137,300	90,483	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,500	0	0	2,171	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
140,800	140,800	140,800	92,654	92,654	0	



009-620-027-00 2019 Est. T.C.V. DREWS KENNETH P & IRENE A  
 Property Class: 401 7558 W FOREST 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	41.00	102.00	1.0509	1.0000	2200	100		94,788
41 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								94,788

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.99	128	71	1,908
Total Estimated Land Improvements True Cash Value =				1,908

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 2015

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1232 SF Floor Area = 1848 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	1,232		
			Total:	177,623	175,831

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

Porches

WPP	301	3,853	3,814
WCP (1 Story)	13	745	738

Garages

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

Base Cost	784	28,248	27,966
Storage Over Garage	392	4,089	4,048
Common Wall: 1 Wall	1	-2,038	-2,018
Door Opener	1	415	411

Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	2,078
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Fireplaces

Direct-Vented Gas	1	2,293	2,270
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Deck

Treated Wood	18	624	618
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Totals: 230,496 228,176

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCv: 296,629

2019 Est. T.C.V. 009-620-027-00 = 393,325

Est. TCv/Total Floor Area = 212.84, Most recent sale 08/01/2000 for 164,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
185,500	185,500	185,500	159,993	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,200	0	0	3,839	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
196,700	196,700	196,700	163,832	163,832	163,832

009-620-028-00                      2019 Est. T.C.V.                      MCDANIEL MARY F REV TRUST  
 Property Class: 401                      7552 W FOREST 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	41.00	102.00	1.0509	1.0000	2200	100		94,788
41 Actual Front Feet, 0.10 Total Acres                      Total Est. Land Value =								94,788

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	110	0	0
D/W/P: 4in Ren. Conc.	6.21	120	0	0
D/W/P: Asphalt Paving	2.35	384	0	0
Wood Frame	24.51	80	50	980

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,480

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1276 SF                      Floor Area = 1276 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	1,276		
Total:				125,760	81,743

Other Additions/Adjustments

Plumbing	Average Fixture(s)	1	1,120	728
Deck				
Treated Wood		360	4,622	3,004
Treated Wood		324	4,316	2,805

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      576                      16,911                      14,543                      \*86% Good

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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Breezeways

Frame Wall	84	4,387	2,852
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals:                      162,387                      109,101

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:                      141,831

2019 Est. T.C.V. 009-620-028-00                      =                      240,099

Est. TCV/Total Floor Area = 188.17

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2019 New Eq. Adjustment	Losses
119,000	119,000	119,000	93,433	2.40		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
120,000	120,000	120,000	98,315	98,315	0	0

009-620-029-00                      2019 Est. T.C.V.                      LEVINE JERRY & ROBIN  
 Property Class: 401                      7555 W FOREST 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 A> GROUP A 10K					10000	100		10,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	15.84	160	71	1,799
Total Estimated Land Improvements True Cash Value =				1,799

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

(11) Heating System: Space Heater  
 Ground Area = 840 SF                      Floor Area = 840 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	840		
Total:				67,818	40,691

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	467
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Porches

CGEP (1 Story)	288	9,599	5,759
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Deck

Treated Wood	134	2,313	1,897	*82% Good
Treated Wood	272	3,677	2,206	
Treated Wood	50	1,273	764	

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

Wood Stove	1	1,350	810
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals:                      90,838                      55,012

Notes:

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV:                      57,763

2019 Est. T.C.V. 009-620-029-00                      =                      69,562

Est. TCV/Total Floor Area = 82.81, Most recent sale 06/15/2015 for 85,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
27,700	27,700	27,700	26,239	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,100	0	629	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
34,800	34,800	34,800	26,868	26,868	0

009-620-030-00                      2019 Est. T.C.V.                      MEEKHOF STEPHAN  
 Property Class: 401                      1850 S DIVISION 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
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

Cost Est. for Res. Bldg: 1 Single Family 1.25S                      Cls C 5 Blt 1972

(11) Heating System: Electric Baseboard  
 Ground Area = 725 SF    Floor Area = 906 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	725		
			Total:	92,093	69,065

#### Other Additions/Adjustments

##### Plumbing

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

##### Porches

WGEP (1 Story)	56	4,962	3,721
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##### 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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##### Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	146	4,174	3,130

##### Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals:                      109,979                      82,477

#### Notes:

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCv:                      86,601

2019 Est. T.C.V. 009-620-030-00                      =                      96,601

Est. TCv/Total Floor Area = 106.62, Most recent sale 07/05/2017 for 86,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,600	40,600	40,600	40,600	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
3,300	4,700	300	3,300	967	300	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,300	48,300	48,300	44,567	44,567	0	

009-620-031-00                      2019 Est. T.C.V.                      FOX DENNIS J  
Property Class: 401                      1870 S DIVISION ST  
Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

	* Factors *	LOTS 31,32,33 & 34						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B>	GROUP B 25K				25000	100	LOTS 31 & 32	25,000
<Site Value C>	GROUP C 5K SITE				5000	100		5,000
174 Actual Front Feet, 0.40 Total Acres      Total Est. Land Value =								30,000

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

(11) Heating System: Electric Baseboard  
Ground Area = 1312 SF      Floor Area = 1312 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,312		
Total:				102,775	56,527

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	428
2 Fixture Bath	1	1,633	898

Porches

WGEP (1 Story)	384	15,917	8,754
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Deck

Treated Wood	320	4,086	2,247
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Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)  
Base Cost                      720      15,430      12,035      \*78% Good

Water/Sewer

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

Built-Ins

Appliance Allow.	1	1,243	684
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Fireplaces

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

SANITARY SEWER	1	0	0	*95% Good
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Totals:                      148,419      85,179

Notes:

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCv:      89,437

2019 Est. T.C.V. 009-620-031-00                      =      119,437

Est. TCv/Total Floor Area = 91.03

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
50,500	50,500	50,500	39,568	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,200	0	0	949	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
59,700	59,700	59,700	40,517	40,517	40,517

009-620-035-00                      2019 Est. T.C.V.                      ORTIZ REYES S  
 Property Class: 401                      1871 W POPLAR 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	LOT 35	25,000
145 Actual Front Feet, 0.34 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	540	81	2,187
Total Estimated Land Improvements True Cash Value =				2,187

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 700 SF    Floor Area = 1050 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	700		
			Total:	111,551	78,090

Other Additions/Adjustments

Plumbing

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

Deck

Treated Wood	336	4,418	3,093	
Treated Wood	64	1,537	1,076	
Treated Wood	168	2,802	1,961	
Pine w/Roof (Deck Portion)	336	3,525	3,243	*92% Good
Pine w/Roof (Roof portion)	336	3,924	3,610	

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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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Basement Living Area	350	9,524	6,667
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Totals:                      169,050                      119,978

Notes:

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCv:                      125,977

2019 Est. T.C.V. 009-620-035-00                      =                      153,164

Est. TCv/Total Floor Area = 145.87

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
69,700	69,700	69,700	58,922	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,900	0	0	1,414	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,600	76,600	76,600	60,336	60,336	60,336	

009-620-038-00                      2019 Est. T.C.V.                      GILL KEVIN G  
 Property Class: 401                      7575 W FOREST 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	LOT 38	25,000
<Site Value C> GROUP C 5K SITE					5000	100	LOT 39	5,000
162 Actual Front Feet, 0.37 Total Acres                      Total Est. Land Value =								30,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	306	50	765
Wood Frame	21.25	120	50	1,275
Total Estimated Land Improvements True Cash Value =				2,040

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1236 SF                      Floor Area = 1236 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	1,236		
			Total:	138,603	97,022

Other Additions/Adjustments

Exterior					
Brick Veneer		352	4,590	3,213	
Plumbing					
Average Fixture(s)		1	1,120	784	
2 Fixture Bath		1	2,359	1,651	
Porches					
CPP		36	730	511	
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		572	18,739	13,117	
Common Wall: 1 Wall		1	-2,038	-1,427	
Door Opener		1	415	290	
Water/Sewer					
Public Sewer		1	1,134	794	
Water Well, 100 Feet		1	4,407	3,085	
Built-Ins					
Appliance Allow.		1	2,099	1,469	
Fireplaces					
Interior 1 Story		1	4,051	2,836	
Local Cost Items					
SANITARY SEWER		1	0	0	*85% Good
			Totals:	176,209	123,345

Notes:

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV:                      129,512

2019 Est. T.C.V. 009-620-038-00				=	161,552
Est. TCV/Total Floor Area = 130.71					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
71,500	71,500	71,500	56,294	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,300	0	0	1,351	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
80,800	80,800	80,800	57,645	57,645	57,645

009-620-041-00 2019 Est. T.C.V. MOORE ROGER W & CINDY J  
 Property Class: 401 7601 W FOREST DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

\* Factors \* LOTS 41 & 42  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 <Site Value A> GROUP A 10K 10000 100 10,000  
 62 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 10,000

Land Improvement Cost Estimates

Description Rate Size % Good Cash Value  
 Wood Frame 19.45 100 71 1,381  
 Total Estimated Land Improvements True Cash Value = 1,381

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1880 SF Floor Area = 1880 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	1,400			
1 Story	Siding	Basement	480			*75% Good
			Total:	161,596	108,800	

Other Additions/Adjustments

Plumbing

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

Porches

CCP (1 Story)	68	1,387	902
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Garages

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

Base Cost	288	10,820	7,033
Common Wall: 1 Wall	1	-1,906	-1,239

Water/Sewer

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

Built-Ins

Appliance Allow.	1	1,467	954
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Fireplaces

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

SANITARY SEWER	1	0	0	*84% Good
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Totals: 183,761 123,208

Notes:

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV: 129,368

2019 Est. T.C.V. 009-620-041-00 = 140,749

Est. TCV/Total Floor Area = 74.87

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
60,700	60,700	60,700	51,748	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,700	0	0	1,241	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
70,400	70,400	70,400	52,989	52,989	0	



009-620-043-00	2019 Est. T.C.V.	MOORE ROGER W & CINDY JO
Property Class: 402		S POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE  
 \* Factors \* 4 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	GROUP C	5K	SITE		5000	100		5,000
<Site Value A>	GROUP A	10K			10000	100		10,000
<Site Value C>	GROUP C	5K	SITE		5000	100		5,000
183 Actual Front Feet, 0.42 Total Acres								Total Est. Land Value = 20,000

2019 Est. T.C.V. 009-620-043-00 = 20,000

Est. TCv/Total Floor Area = 10.64

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,000	10,000	10,000	4,366	2.40		
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	104	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,000	10,000	10,000	4,470	4,470	0	

009-620-047-00	2019 Est. T.C.V.	MOORE ROGER W & CINDY JO
Property Class: 402		BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE  
 \* Factors \* LOTS 47&48

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
68 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	10,000

2019 Est. T.C.V. 009-620-047-00 = 10,000

Est. TCV/Total Floor Area = 5.32

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	1,526	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	
5,000	5,000	5,000	1,562	1,562	0	

009-620-049-00	2019 Est. T.C.V.	MOORE ROGER W & CINDY JO
Property Class: 402		BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE  
 \* Factors \* LOTS 49 & 50

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	10,000

2019 Est. T.C.V. 009-620-049-00 = 10,000

Est. TCV/Total Floor Area = 5.32

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	1,963	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	47	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	2,010	2,010	0	

009-620-051-00                      2019 Est. T.C.V.                      ARDIS WILLIAM ETAL  
 Property Class: 401                      W FOREST DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE  
    \* Factors \*                      E 1/2 OF LOTS 51 & 52  
 Description     Frontage     Depth     Front     Depth     Rate     %Adj.     Reason                      Value  
 <Site Value A> GROUP A 10K                      10000     100                      10,000  
    52 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: 4in Ren. Conc.                      6.21                      600                      0                      0  
 Residential Local Cost Land Improvements  
 Description    Rate                      Size     % Good                      Cash Value  
    LAND IMPROVE 2500                      2,500.00                      1                      95                      2,375  
     Total Estimated Land Improvements True Cash Value =                      2,375

Cost Est. for Res. Bldg: 1 Single Family GRG                      Cls C 5 Blt 2014

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF     Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

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

Plumbing					
	3 Fixture Bath		1	-3,525	-3,419

Porches					
	CCP (1 Story)		60	1,348	1,308

Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
	Base Cost		893	25,709	24,938
	Door Opener		1	415	403
	Totals:			23,947	23,230

Notes:

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV:                      24,392

2019 Est. T.C.V. 009-620-051-00                      =                      36,767

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,500	16,500	16,500	14,051	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	0	337	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,400	18,400	18,400	14,388	14,388	0	

009-620-051-50	2019 Est. T.C.V.	ANDERSON DAVID W
Property Class: 401		W FOREST 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 A> GROUP A 10K					10000	100		10,000
52 Actual Front Feet, 0.15 Total Acres								Total Est. Land Value = 10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.14	54	72	861
Total Estimated Land Improvements True Cash Value =				861

2019 Est. T.C.V. 009-620-051-50 = 10,861

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
5,200	5,200	5,200	4,288	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	102	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,400	5,400	5,400	4,390	4,390	4,390

009-620-053-00 2019 Est. T.C.V. MOULTON CRAIG A TTEE &  
 Property Class: 401 W FOREST DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

\* Factors \* W1/2 LOTS 53 - 58

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 5K SITE					5000	100		5,000
<Site Value C> GROUP C 5K SITE					5000	100		5,000
150 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.91	77	94	1,803
Total Estimated Land Improvements True Cash Value =				1,803

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 10 Blt 2013

(11) Heating System: Forced Heat & Cool  
 Ground Area = 0 SF Floor Area = 1089 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	Overhang	1089		
Total:				68,476	65,737

Other Additions/Adjustments

Exterior					
Stone Veneer		96	2,766		2,655

Plumbing					
Average Fixture(s)		1	1,120		1,075

Porches					
WPP		97	2,163		2,076

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Door Opener		3	1,244		1,194
Base Cost		1089	35,741		34,311
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost		403	17,663		16,956
Door Opener		1	415		398

Water/Sewer

Public Sewer		1	1,134		1,089
Water Well, 100 Feet		1	4,407		4,231

Totals: 135,129 129,722

Notes:

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCv: 136,208

2019 Est. T.C.V. 009-620-053-00 = 148,011

Est. TCv/Total Floor Area = 135.91, Most recent sale 07/01/2005 for 15,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,400	72,400	72,400	64,670	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,600	0	0	1,552	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
74,000	74,000	74,000	66,222	66,222	0	

009-620-055-00	2019 Est. T.C.V.	MORROW RICHARD
Property Class: 401		7600 W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE  
 \* Factors \* EL/2 LOTS 53 - 58

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 5K SITE					5000	100		5,000
<Site Value C> GROUP C 5K SITE					5000	100		5,000
150 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.72	400	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 GRG Cls C 5 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: Pole (Unfinished)					
Base Cost			1800	32,958	31,310
Totals:				32,958	31,310

Notes:

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV: 32,876

2019 Est. T.C.V. 009-620-055-00	=	43,826
Est. TCV/Total Floor Area =	0.00	
2018 Assessed	MBOR	S.E.V.
18,400	18,400	18,400
	Base for Cap	C.P.I.
	15,069	2.40
2019 New Eq. Adjustment	Loss	Additions
0	3,500	0
		Tax Adjustment
		361
2019 Assessed	MBOR	S.E.V.
21,900	21,900	21,900
	Capped	->Taxable<-
	15,430	15,430
		PRE/MBT
		0

009-620-059-00	2019 Est. T.C.V.	BYTZ PAUL L & ANNA M
Property Class: 402		MAPLE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE  
 \* Factors \* LOTS 59 - 62

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 5K SITE					5000	100		5,000
400 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	16.86	192	50	1,618
Total Estimated Land Improvements True Cash Value =				1,618

2019 Est. T.C.V. 009-620-059-00 = 6,618

Est. TCV/Total Floor Area = 0.00

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	800	0	0	60	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,300	3,300	3,300	2,560	2,560	0



009-620-063-00                      2019 Est. T.C.V.                      BYTZ PAUL L & ANNA M  
 Property Class: 401                      7685 W FOREST DR  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*                      LOTS 63 & 64  
 Description    Frontage    Depth    Front    Depth    Rate    %Adj.    Reason                      Value  
 <Site Value A> GROUP A 10K                      10000    100                      10,000  
 88 Actual Front Feet, 0.20 Total Acres                      Total Est. Land Value =                      10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	760	0	0
D/W/P: Asphalt Paving	2.04	450	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1200 SF    Floor Area = 1200 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	1,200		
			Total:	102,233	81,786

Other Additions/Adjustments

Plumbing

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

Porches

CCP (1 Story)	128	2,243	1,794
CGEP (1 Story)	181	6,963	5,570

Garages

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

Base Cost	780	16,411	13,129
Common Wall: 1 Wall	1	-1,399	-1,119

Water/Sewer

Public Sewer	1	892	714
Water Well, 100 Feet	1	4,178	3,342

Built-Ins

Appliance Allow.	1	1,243	994
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Local Cost Items

SANITARY SEWER	1	0	0	*88% Good
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Totals:                      136,005                      108,802

Notes: FORMERLY A GARAGE - BEDROOMS DOORS NOT CLOSING IN WINTER - SLAB HEAVING

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV:                      114,242

2019 Est. T.C.V. 009-620-063-00                      =                      125,192

Est. TCV/Total Floor Area = 104.33, Most recent sale 04/01/2002 for 130,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
51,900	51,900	51,900	49,824	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,700	0	0	1,195	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,600	62,600	62,600	51,019	51,019	0	

009-620-065-00	2019 Est. T.C.V.	VOELKER PATRICK W & LINDA TRUST
Property Class: 401		W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 5K SITE					5000	90	PRT OF LOT 65	4,500
37 Actual Front Feet, 0.09 Total Acres					Total Est. Land Value =			4,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.14	108	72	1,333
Total Estimated Land Improvements True Cash Value =				1,333

2019 Est. T.C.V. 009-620-065-00 = 5,833

Est. TCV/Total Floor Area = 4.86

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,600	2,600	2,600	1,526	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	0	36	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,900	2,900	2,900	1,562	1,562	0	

009-620-065-50	2019 Est. T.C.V.	MORGAN PATRICIA
Property Class: 402		W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 5K SITE					5000	50	PRT OF LOT 50	2,500
37 Actual Front Feet, 0.09 Total Acres							Total Est. Land Value =	2,500

2019 Est. T.C.V. 009-620-065-50 = 2,500

Est. TCV/Total Floor Area = 2.08

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,300	1,300	1,300	1,090	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	26	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,300	1,300	1,300	1,116	1,116	0	

009-620-066-00	2019 Est. T.C.V.	BYTZ PAUL & ANA
Property Class: 402		MAPLE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE  
 \* Factors \* LOTS 66 & 67

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
100 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =			10,000

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2019 Est. T.C.V. 009-620-066-00	=	10,000			
Est. TCV/Total Floor Area = 8.33, Most recent sale 07/29/2014 for 38,000					
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

009-620-068-00	2019 Est. T.C.V.	BYTZ PAUL & ANA
Property Class: 402		MAPLE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE  
 \* Factors \* LOTS 68, 69, 70

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
<Site Value C> GROUP C 5K SITE					5000	100		5,000
150 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								15,000

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2019 Est. T.C.V. 009-620-068-00 = 15,000

Est. TCV/Total Floor Area = 12.50

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,500	7,500	7,500	4,084	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	98	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,500	7,500	7,500	4,182	4,182	0	

009-620-071-00	2019 Est. T.C.V.	GRUMM BRANDON O
Property Class: 402		S OAK AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE  
 \* Factors \* LOTS 71-73 & S 1/2 OF 74

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
135 Actual Front Feet, 0.31 Total Acres Total Est. Land Value =								20,000

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2019 Est. T.C.V. 009-620-071-00 = 20,000  
 Est. TCV/Total Floor Area = 16.67, Most recent sale 03/30/2017 for 24,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,500	7,500	7,500	7,500	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,500	0	180	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,000	10,000	10,000	7,680	7,680	7,680	

009-620-075-00                      2019 Est. T.C.V.                      GRUMM BRANDON O  
 Property Class: 401                      1805 S OAK 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
25 Actual Front Feet, 0.06 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	30	0	0
D/W/P: 4in Concrete	5.29	100	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Electric Baseboard  
 Ground Area = 850 SF    Floor Area = 850 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	850		
Total:				91,526	64,075

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,120	784		

Porches					
CGEP (1 Story)	200	9,412	6,588		

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)					
Base Cost	525	19,409	13,586		
Common Wall: 1 Wall	1	-1,684	-1,179		
Class: C Exterior: Pole (Unfinished)					
Base Cost	1008	19,172	13,420		

Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,469		
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good	
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Totals:                      144,226                      100,964

Notes:

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV:                      106,012

2019 Est. T.C.V. 009-620-075-00                      =                      116,962

Est. TCV/Total Floor Area = 137.60, Most recent sale 03/30/2017 for 125,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
50,900	50,900	50,900	50,900	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,600	0	0	1,221	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,500	58,500	58,500	52,121	52,121	52,121	

009-620-076-00	2019 Est. T.C.V.	GRUMM BRANDON O
Property Class: 402		W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 5K SITE					5000	100		5,000
94 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	5,000

2019 Est. T.C.V. 009-620-076-00 = 5,000

Est. TCV/Total Floor Area = 5.88, Most recent sale 03/30/2017 for 125,000

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	2,500			



009-620-077-00	2019 Est. T.C.V.	CLEARY LAWRENCE E & CHRISTINE
Property Class: 402		S OAK AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS  
 \* Factors \* 6 LOTS ALONG OAK AVE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					6000	100		6,000
<Site Value D> GROUP D BACKLOT					8000	100	LOTS 81 & 82	8,000
200 Actual Front Feet, 0.61 Total Acres Total Est. Land Value =								14,000

2019 Est. T.C.V. 009-620-077-00 = 14,000

Est. TCV/Total Floor Area = 16.47, Most recent sale 05/01/2001 for 19,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	3,749	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	89	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,000	7,000	7,000	3,838	3,838	0	

009-620-083-00	2019 Est. T.C.V.	CLEARY LAWRENCE E & CHRISTINE
Property Class: 402		BIRCH
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS  
 \* Factors \* 3 BACK LOTS & PRT OF 92

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100	SEE COMMENTS	7,000
150 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	7,000

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2019 Est. T.C.V. 009-620-083-00	=	7,000			
Est. TCV/Total Floor Area = 8.24, Most recent sale 09/01/1999 for 5,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,000	3,000	3,000	3,000	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	72	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,500	3,500	3,500	3,072	3,072	0

009-620-086-00	2019 Est. T.C.V.	ROLKA STEVEN R
Property Class: 402		BIRCH BLUFF
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 B> GRP B BACK LOTS					7000	100		7,000
311 Actual Front Feet, 0.71 Total Acres							Total Est. Land Value =	7,000

2019 Est. T.C.V. 009-620-086-00 = 7,000

Est. TCV/Total Floor Area = 8.24

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
3,000	3,000	3,000	2,945	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	0	70	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
3,500	3,500	3,500	3,015	3,015	0		

009-640-020-00                      2019 Est. T.C.V.                      SILVER MICHAEL & BONNIE  
 Property Class: 401                      720 S OAK DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	210.00	289.00	0.5632	1.0000	900	100		106,454
210 Actual Front Feet, 1.39 Total Acres                      Total Est. Land Value =								106,454

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	32.57	270	0	0
D/W/P: 4in Concrete	5.29	778	0	0
D/W/P: Crushed Rock	1.72	2500	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 1948

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1736 SF    Floor Area = 1906 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	1,056		
1.25 Story	Siding	Basement	680		
			Total:	186,298	130,402

## Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,359
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## Plumbing

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

## Porches

CGEP (1 Story)	120	6,640	4,648
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## Deck

Treated Wood	242	3,562	2,493
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## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	440	15,704	10,993	
Common Wall: 1 Wall	1	-2,038	-1,427	
Door Opener	1	415	290	
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	680	19,060	13,342	
Class: C Exterior: Pole (Unfinished)				
Base Cost	1200	21,972	15,380	

## Water/Sewer

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

## Built-Ins

Appliance Allow.	1	2,099	1,469
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## 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:                      267,522                      187,257

Notes: GEO THERMAL HEATING

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV:                      243,434

2019 Est. T.C.V. 009-640-020-00                      =                      352,263

Est. TCV/Total Floor Area = 184.82, Most recent sale 08/15/2014 for 310,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
158,400	158,400	158,400	158,400	2.40

2019 New Eq. Additions	Tax Adjustment	Losses

Parcel Number: 009-640-020-00

Page: 2

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	0	17,700	0	0	3,801	0
2019 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	176,100	176,100	176,100	162,201	162,201	162,201

009-640-020-95	2019 Est. T.C.V.	OBRIEN KATHLEEN & STOREMSKI LORI
Property Class: 402		SW OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	10.00	321.00	1.0000	1.0000	900	100		9,000
10 Actual Front Feet, 0.07 Total Acres							Total Est. Land Value =	9,000

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 2019 Est. T.C.V. 009-640-020-95 = 9,000

Est. TCV/Total Floor Area = 4.72

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,500	4,500	4,500	4,500	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,500	4,500	4,500	4,608	4,500	0	

009-640-024-00                      2019 Est. T.C.V.                      GALVIN TIM A & LUCILLE L  
 Property Class: 401                      690 SW OAK DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	100.00	259.00	0.7579	1.0000	900	100		68,207
100 Actual Front Feet, 0.59 Total Acres                      Total Est. Land Value =								68,207

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.76	72	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 1958

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1044 SF    Floor Area = 1044 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,044		
			Total:	92,276	55,364

## Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	923	554		

Deck					
Treated Wood	384	4,662	2,797		

## Garages

Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)					
Base Cost	576	15,765	9,459		
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	672	16,619	9,971		

## Water/Sewer

Public Sewer	1	1,025	615		
Water Well, 100 Feet	1	4,360	2,616		

## Built-Ins

Appliance Allow.	1	1,495	897		
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## Local Cost Items

SANITARY SEWER	1	0	0	*94% Good	
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Totals:                      137,125                      82,273

## Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV:                      106,955

2019 Est. T.C.V. 009-640-024-00                      =                      176,112

Est. TCV/Total Floor Area = 168.69

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
83,000	83,000	83,000	74,749	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,100	0	0	1,793	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
88,100	88,100	88,100	76,542	76,542	0	

009-640-026-00	2019 Est. T.C.V.	LANDRIS BECKY
Property Class: 401		670 SW OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	100.00	239.00	0.7579	1.0000	900	100		68,207
100 Actual Front Feet, 0.55 Total Acres								Total Est. Land Value = 68,207

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	327	50	817
Total Estimated Land Improvements True Cash Value =				817

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls C	Blt 1971
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(11) Heating System: Space Heater  
 Ground Area = 1726 SF Floor Area = 1726 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	1,726		
			Total:	158,493	95,094

## Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,120	672		

Porches					
CCP (1 Story)	48	1,104	662		

## Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	720	19,850	11,910		

## 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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## Local Cost Items

SANITARY SEWER	1	0	0	*94% Good	
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Totals:	193,149	115,886			
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## Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 =>	TCV:	150,652
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2019 Est. T.C.V. 009-640-026-00	=	219,676
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Est. TCV/Total Floor Area = 127.27

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
102,200	102,200	102,200	102,200	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,600	0	0	2,452	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
109,800	109,800	109,800	104,652	104,652	104,652	



009-640-028-00                      2019 Est. T.C.V.                      SHANAVER THOMAS E & ROSE M  
 Property Class: 401                      660 SW OAK DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	100.00	227.00	0.7579	1.0000	900	100		68,207
100 Actual Front Feet, 0.52 Total Acres                      Total Est. Land Value =								68,207

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.57	760	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1492 SF    Floor Area = 1492 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	1,492		
			Total:	126,397	75,838

## Other Additions/Adjustments

## Plumbing

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

## Deck

Treated Wood	192	2,986	1,792
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## Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      720                      17,662                      10,597

## Water/Sewer

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

## Built-Ins

Appliance Allow.	1	1,467	880
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## Fireplaces

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

SANITARY SEWER	1	0	0	*94% Good
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Totals:                      157,950                      94,770

## Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV:                      123,201

2019 Est. T.C.V. 009-640-028-00                      =                      193,783

Est. TCV/Total Floor Area = 129.88

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
89,000	89,000	89,000	89,000	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,900	0	0	2,136	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
96,900	96,900	96,900	91,136	91,136	0	

009-640-030-00                      2019 Est. T.C.V.                      LYNCH DENNIS P TRUST  
 Property Class: 401                      630 S OAK DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	100.00	220.00	0.7579	1.0000	900	100		68,207
100 Actual Front Feet, 0.51 Total Acres                      Total Est. Land Value =								68,207

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.19	1275	50	1,396
D/W/P: 4in Concrete	4.92	281	50	691
Wood Frame	16.36	240	50	1,963
Total Estimated Land Improvements True Cash Value =				4,050

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1549 SF                      Floor Area = 1549 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	1,549		
			Total:	138,148	96,703

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	933	653
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## Porches

CGEP (1 Story)	120	5,878	4,115
WCP (1 Story)	80	2,906	2,034

## Deck

Treated Wood	43	1,228	860
Treated Wood	246	3,518	2,463
Treated Wood	40	1,186	830

## Garages

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

Base Cost	624	17,821	12,475
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## 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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## Fireplaces

Interior 1 Story	1	3,567	2,497
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## Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals:                      179,620                      125,734

## Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV:                      163,454

2019 Est. T.C.V. 009-640-030-00				=	235,711
Est. TCV/Total Floor Area = 152.17, Most recent sale 08/01/2002 for 238,750					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
105,600	105,600	105,600	105,600	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,300	0	0	2,534	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
117,900	117,900	117,900	108,134	108,134	0

009-640-032-00	2019 Est. T.C.V.	KING ASHLEY BARRATT
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	100.00	219.00	0.7579	1.0000	900	100		68,207
100 Actual Front Feet, 0.50 Total Acres							Total Est. Land Value =	68,207

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2019 Est. T.C.V. 009-640-032-00 = 68,207

Est. TCV/Total Floor Area = 44.03, Most recent sale 02/10/2017 for 60,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
34,100	34,100	34,100	34,100	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			
34,100	34,100	34,100	34,918	34,100	0			

009-640-034-00                      2019 Est. T.C.V.                      SCHMIEGE C J TRUSTEE  
 Property Class: 401                      590 S OAK DR  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	100.00	224.00	0.7579	1.0000	900	100		68,207
100 Actual Front Feet, 0.51 Total Acres                      Total Est. Land Value =								68,207

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	1200	71	3,987
Total Estimated Land Improvements True Cash Value =				3,987

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1162 SF                      Floor Area = 1162 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	1,162		
			Total:	101,922	66,250

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	933	606
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## Porches

CGEP (1 Story)	108	5,444	3,539
CCP (1 Story)	24	858	558

## Deck

Treated Wood	433	5,096	3,312
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## Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      624                      15,881                      10,323

## Water/Sewer

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

## Built-Ins

Appliance Allow.	1	1,467	954
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## Fireplaces

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

SANITARY SEWER	1	0	0	*94% Good
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Totals:                      138,136                      89,790

## Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV:                      116,727

2019 Est. T.C.V. 009-640-034-00                      =                      188,921

Est. TCV/Total Floor Area = 162.58

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
88,200	88,200	88,200	88,200	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,300	0	0	2,116	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,500	94,500	94,500	90,316	90,316	0	

009-640-036-00                      2019 Est. T.C.V.                      FISH STEVE & CYNTHIA G  
 Property Class: 401                      570 S OAK DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	100.00	218.00	0.7579	1.0000	900	100		68,207
100 Actual Front Feet, 0.50 Total Acres                      Total Est. Land Value =								68,207

## Land Improvement Cost Estimates

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

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1177 SF                      Floor Area = 1177 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	1,177		
			Total:	103,053	66,984

## Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	606		
Porches					
CSEP (1 Story)	288	7,574	4,923		
Deck					
Treated Wood	538	5,875	3,819		
Water/Sewer					
Public Sewer	1	1,006	654		
Water Well, 50 Feet	1	1,962	1,275		
Built-Ins					
Appliance Allow.	1	1,467	954		
Fireplaces					
Interior 1 Story	2	7,133	4,636		
Local Cost Items					
SANITARY SEWER	1	0	0	*94% Good	
Totals:				129,003	83,851

## Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 109,006

2019 Est. T.C.V. 009-640-036-00	=	178,346			
Est. TCV/Total Floor Area = 151.53					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
83,300	83,300	83,300	63,233	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,900	0	0	1,517	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
89,200	89,200	89,200	64,750	64,750	0

009-640-038-00	2019 Est. T.C.V.	WIACEK MICHAEL & MATTHEW
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	50.00	195.00	1.0000	1.0000	900	100		45,000
50 Actual Front Feet, 0.22 Total Acres								Total Est. Land Value = 45,000

2019 Est. T.C.V. 009-640-038-00 = 45,000

Est. TCV/Total Floor Area = 38.23, Most recent sale 09/25/2017 for 310,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
22,500	22,500	22,500	22,500	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		
22,500	22,500	22,500	23,040	22,500	0		

009-640-039-00                      2019 Est. T.C.V.                      WIACEK MICHAEL & MATTHEW  
 Property Class: 401                      540 S OAK DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	50.00	167.00	1.0000	1.0000	900	100		45,000
50 Actual Front Feet, 0.19 Total Acres                      Total Est. Land Value =								45,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	458	71	1,522
Total Estimated Land Improvements True Cash Value =				1,522

Cost Est. for Res. Bldg: 1 Single Family 1.75S                      Cls CD                      Blt 1968

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1172 SF                      Floor Area = 1808 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	848		
1 Story	Siding	Crawl Space	324		
			Total:	147,956	96,172

## Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	606		

Deck					
Treated Wood	504	5,625	3,656		

## 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, 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:                      173,971                      113,081

## Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCv:                      147,005

2019 Est. T.C.V. 009-640-039-00                      =                      193,527

Est. TCv/Total Floor Area = 107.04, Most recent sale 09/25/2017 for 310,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
85,400	85,400	85,400	85,400	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,400	0	0	2,049	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
96,800	96,800	96,800	87,449	87,449	0	

009-640-040-00	2019 Est. T.C.V.	WIACEK MICHAEL & MATTHEW
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	50.00	144.00	1.0000	1.0000	900	100		45,000
50 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value = 45,000

2019 Est. T.C.V. 009-640-040-00 = 45,000

Est. TCV/Total Floor Area = 24.89, Most recent sale 09/25/2017 for 310,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
22,500	22,500	22,500	22,500	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		
22,500	22,500	22,500	23,040	22,500	0		



009-640-042-00    2019 Est. T.C.V.    HARTWIG STEVEN M & CHERYL A  
 Property Class: 401    510 S OAK DR  
 Map #:    LAKE TOWNSHIP    LAKE CITY, MI 49651

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

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
GROUP A\$900/FF	50.00	111.00	0.7579	1.0000	900	100		34,104
GROUP A\$900/FF	50.00	123.00	0.7579	1.0000	900	100		34,104
100 Actual Front Feet, 0.27 Total Acres    Total Est. Land Value =								68,207

Cost Est. for Res. Bldg: 1 Single Family GRG    Cls D    Blt 1956

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 0 SF    Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

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

Plumbing					
3	Fixture Bath		1	-2,463	-1,355

Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
	Base Cost		280	8,137	4,475

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

Totals:    5,674    3,120

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV:    4,056

Cost Est. for Res. Bldg: 2 Single Family BOCA/STATE    Cls C    Blt 2018

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1232 SF    Floor Area = 1652 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	840	
1	Story	Siding	Crawl Space	392	
			Total:	156,248	154,685

Other Additions/Adjustments

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

Deck					
	Treated Wood		60	1,486	1,471

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

Totals:    171,446    169,731

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 0.900 => TCV:    152,758  
80% Completed => Est. True Cash Value 2019 =    122,206

2019 Est. T.C.V. 009-640-042-00    =    194,469

Est. TCV/Total Floor Area = 117.72

2018 Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
57,400		57,400	57,400	57,400	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
59,100	6,300	25,600	59,100	763	25,600	
2019 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
97,200		97,200	97,200	91,663	91,663	0

009-640-043-00                      2019 Est. T.C.V.                      LEITCH CAROL H  
 Property Class: 401                      500 S OAK DR  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	100.00	107.00	0.7579	1.0000	900	100		68,207
100 Actual Front Feet, 0.25 Total Acres                      Total Est. Land Value =								68,207

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	9.94	84	71	593
Metal Prefab	11.29	78	45	396
Total Estimated Land Improvements True Cash Value =				989

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

(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:				69,385	41,630

## Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	467		
Water/Sewer					
Public Sewer	1	892	535		
Water Well, 100 Feet	1	4,178	2,507		
Built-Ins					
Appliance Allow.	1	1,243	746		
Fireplaces					
Exterior 1 Story	1	3,770	2,262		
Local Cost Items					
SANITARY SEWER	1	0	0	*86% Good	
Totals:				80,246	48,147

## Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV:                      62,591

2019 Est. T.C.V. 009-640-043-00				=	131,787
Est. TCV/Total Floor Area = 152.53					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
58,400	58,400	58,400	42,662	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,500	0	0	1,023	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
65,900	65,900	65,900	43,685	43,685	0

009-640-045-00                      2019 Est. T.C.V.                      OSBORN CATHERINE ANNE  
 Property Class: 401                      470 S OAK DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	100.00	100.00	0.7579	1.0000	900	100		68,207
100 Actual Front Feet, 0.23 Total Acres                      Total Est. Land Value =								68,207

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	72	71	239
Total Estimated Land Improvements True Cash Value =				239

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1296 SF                      Floor Area = 1296 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	1,296		
			Total:	111,963	72,776

## Other Additions/Adjustments

## Plumbing

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

## Deck

Treated Wood	140	2,433	1,581
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## Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      624                      15,881                      10,323

## Water/Sewer

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

## Built-Ins

Appliance Allow.	1	1,467	954
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## Fireplaces

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

SANITARY SEWER	1	0	0	*94% Good
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Totals:                      142,141                      92,392

## Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV:                      120,110

2019 Est. T.C.V. 009-640-045-00                      =                      188,556

Est. TCV/Total Floor Area = 145.49

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
86,900	86,900	86,900	62,509	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,400	0	1,500	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,300	94,300	94,300	64,009	64,009	0	

009-640-047-00                      2019 Est. T.C.V.                      AULER JEFFREY D & CATHY  
 Property Class: 401                      450 S OAK DR  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table Res 1. CROOKED LAKE AREA  
 \* Factors \*                      LOTS 47 & 48

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	100.00	97.00	0.7579	1.0000	900	100		68,207
100 Actual Front Feet, 0.22 Total Acres                      Total Est. Land Value =								68,207

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.11	112	74	1,584
Metal Prefab	14.64	60	45	395
Total Estimated Land Improvements True Cash Value =				1,979

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

(11) Heating System: Space Heater  
 Ground Area = 576 SF                      Floor Area = 576 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	576		
			Total:	53,928	32,357
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	933	560
Porches					
CGEP (1 Story)			240	9,550	5,730
Deck					
Treated Wood			210	3,169	1,901
Treated Wood			144	2,478	1,858                      *75% Good
Water/Sewer					
Public Sewer			1	1,006	604
Water Well, 50 Feet			1	1,962	1,177
Built-Ins					
Appliance Allow.			1	1,467	880
Fireplaces					
Exterior 1 Story			1	4,331	2,599
Local Cost Items					
SANITARY SEWER			1	0	0                      *94% Good
Totals:				78,824	47,666

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV:                      61,966

2019 Est. T.C.V. 009-640-047-00				=	132,152
Est. TCV/Total Floor Area = 229.43, Most recent sale 02/22/2013 for 140,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
63,300	63,300	63,300	63,300	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,800	0	0	1,519	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
66,100	66,100	66,100	64,819	64,819	0

009-640-050-00                      2019 Est. T.C.V.                      SMITH SUSAN K TRUST  
 Property Class: 401                      430 S OAK DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	100.00	123.00	0.6624	1.0000	900	100		59,618
GROUP A\$900/FF	40.00	123.00	0.6624	1.0000	900	100		23,847
140 Actual Front Feet, 0.40 Total Acres                      Total Est. Land Value =								83,466

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	110	71	390
Total Estimated Land Improvements True Cash Value =				390

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1224 SF                      Floor Area = 1224 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,224		
			Total:	121,231	78,799

## Other Additions/Adjustments

## Plumbing

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

## Deck

Treated Wood	60	1,486	966
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## 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

## 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:                      154,264                      100,269

## Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV:                      130,350

2019 Est. T.C.V. 009-640-050-00                      =                      214,206

Est. TCV/Total Floor Area = 175.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,600	98,600	98,600	76,718	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,500	0	0	1,841	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
107,100	107,100	107,100	78,559	78,559	0	