

009-010-001-00 2017 Est. T.C.V. JOHNSON TIMOTHY W & DEBORAH A
 Property Class: 401 1768 S SCHNEIDER PARK RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	67.00	194.00	0.9728	1.0000	800	100		52,142
67 Actual Front Feet, 0.30 Total Acres Total Est. Land Value =								52,142

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	240	71	545
Shed: Wood Frame	10.75	1.00	80	74	636
Total Estimated Land Improvements True Cash Value =					1,181

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 864 SF Floor Area = 864 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	61.18	-10.84	0.00	528	26,580
1	Story Siding	Slab	61.18	-10.84	0.00	336	16,914

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 630.00 1 630

(14) Water/Sewer
 Public Sewer 1025.00 1 1,025
 Well, 100 Feet 2550.00 1 2,550

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(15) Built-Ins & Fireplaces
 Appliance Allowance 1415.00 1 1,415
 Fireplace: Exterior 1 Story 3450.00 1 3,450

(16) Porches
 CGEP (1 Story), Standard 66.12 40 2,645

County Multiplier = 1.38 => Cost New = 76,188

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 49,522
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 64,379

2017 Est. T.C.V. 009-010-001-00 = 117,702

Est. TCV/Total Floor Area = 136.23, Most recent sale 05/11/2005 for 157,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
61,500	61,500	61,500	56,735	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,600	0	0	510	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
58,900	58,900	58,900	57,245	57,245	0

009-010-003-00 2017 Est. T.C.V. COKER BILL & TERRIE M
 Property Class: 401 1900 S SCHNEIDER PARK RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	115.75	128.79	0.7454	1.0000	500	100		43,142
116 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								43,142

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	620	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	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 1999

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1736 SF Floor Area = 1736 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	64.58	0.00	2.01	1736	115,600

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior

Brick Veneer	8.25	336	2,772
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(9) Basement Finish

Basement Recreation Finish	11.45	1736	19,877
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Walk out Basement Door(s)	775.00	2	1,550
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(13) Plumbing

Average Fixture(s)	760.00	1	760
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3 Fixture Bath	2400.00	2	4,800
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(14) Water/Sewer

Public Sewer	1162.00	1	1,162
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Well, 100 Feet	2700.00	1	2,700
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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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Sauna	5460.00	1	5,460
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Fireplace: Interior 1 Story	3250.00	1	3,250
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Fireplace: Wood Stove	1350.00	1	1,350
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(16) Porches

WPP, Standard	7.18	620	4,452
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WCP (1 Story), Standard	23.55	160	3,768
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(17) Garages

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

Base Cost	20.23	720	14,566
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Common Wall: 1 Wall	-1300.00	1	-1,300
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Automatic Doors	375.00	2	750
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County Multiplier = 1.38 => Cost New = 253,136

Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0, Depr.Cost = 212,634

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 276,424

2017 Est. T.C.V. 009-010-003-00 = 324,316

Est. TCV/Total Floor Area = 186.82, Most recent sale 11/01/1996 for 30,000

2016 Assessed MBOR S.E.V. Base for Cap C.P.I.

Parcel Number: 009-010-003-00

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	157,800	157,800	157,800	105,967	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,400	0	0	953	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	162,200	162,200	162,200	106,920	106,920	106,920

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009-010-005-00 2017 Est. T.C.V. RAY REGINA B LE
 Property Class: 401 1940 S SCHNEIDER PARK RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	65.00	409.15	0.9802	1.0000	800	100		50,970
65 Actual Front Feet, 0.61 Total Acres Total Est. Land Value =								50,970

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.34	1.00	240	71	1,421
Total Estimated Land Improvements True Cash Value =					1,421

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1970

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1208 SF Floor Area = 1510 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	66.40	-8.34	0.00	1208	70,136

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	1	1,975

(14) Water/Sewer

Public Sewer	1025.00	1	1,025
Well, 100 Feet	2550.00	1	2,550

(15) Built-Ins & Fireplaces

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Appliance Allowance	1415.00	1	1,415
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(16) Deck/Balcony

Treated Wood,Standard	6.59	240	1,582
Treated Wood,Standard	8.05	96	773
Wood Balcony	15.00	24	360

(17) Garages

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

Base Cost	18.45	576	10,627
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 126,198

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 75,719
 ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 90,863

2017 Est. T.C.V. 009-010-005-00 = 143,254

Est. TCV/Total Floor Area = 94.87

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,100	75,100	75,100	59,453	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,500	0	0	535	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
71,600	71,600	71,600	59,988	59,988	59,988	

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77,600	77,600	77,600	54,170	54,170	54,170
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009-010-008-00	2017 Est. T.C.V.	VER PLANCK JACK A & MARY L TRUST
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & 2013 EQ RATE			34.690	Acres	1,830	100		63,469
		34.69	Total Acres		Total Est.	Land Value =		63,469

2017 Est. T.C.V. 009-010-008-00	=	63,469			
Est. TCV/Total Floor Area = 33.90					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
31,700	31,700	31,700	25,986	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	233	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
31,700	31,700	31,700	26,219	26,219	26,219

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009-010-008-85 2017 Est. T.C.V. VER PLANCK JACK A & MARY L TRUST
 Property Class: 401 S SCHNEIDER PARK RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	150.00	200.00	1.0000	1.0000	65	100		9,750
150 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =								9,750

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					970

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C-5 Blt 0

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	10.91	1200	13,092
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 18,584

Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Depr.Cost = 18,027

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Separately Depreciated Items:

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)	3.97	480	1,906
County Multiplier = 1.38 =>		Cost New =	2,630
Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0,		Depr.Cost =	2,577

Total Depreciated Cost = 20,604

ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 19,574

2017 Est. T.C.V. 009-010-008-85 = 30,294

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,600	14,600	14,600	10,960	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	500	0	0	98	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,100	15,100	15,100	11,058	11,058	11,058	

009-010-008-90 2017 Est. T.C.V. LYNCH LISA
 Property Class: 401 S SCHNEIDER PARK RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100	R/T-5 LOC+5	8,000
110 Actual Front Feet, 0.62 Total Acres Total Est. Land Value =								8,000

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

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
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Other Additions/Adjustments Rate Size Cost

(14) Water/Sewer

Public Sewer			1025.00			1	1,025
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(17) Garages

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

Base Cost			11.14			768	8,556
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County Multiplier = 1.38 => Cost New = 13,221

Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, Depr.Cost = 10,312
 ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV of Bldg: 1 = 12,891

2017 Est. T.C.V. 009-010-008-90 = 20,891

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/26/2000 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
9,900	9,900	9,800	9,829	0.90	
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	500	0	0	88	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,400	10,400	10,400	9,917	9,917	0

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009-010-009-00 2017 Est. T.C.V. GRAY NORMA L FAMILY TRUST
 Property Class: 401 1970 S SCHNEIDER PARK RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	75.00	200.11	0.9457	1.0000	800	100		56,744
75 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								56,744

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1124 SF Floor Area = 1124 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	65.81	0.00	0.00	1124	73,970

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	38.96	48	1,870
WSEP (1 Story), Standard	28.28	156	4,412

(17) Garages

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

Base Cost	14.85	768	11,405
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 138,199

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 110,559
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 143,727

2017 Est. T.C.V. 009-010-009-00 = 201,421

Est. TCV/Total Floor Area = 179.20

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
102,800	102,800	102,800	66,641	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,100	0	599	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
100,700	100,700	100,700	67,240	67,240	0	

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009-010-011-00 2017 Est. T.C.V. ELLIS JO ANNE DENSER
 Property Class: 401 1736 S SCHNEIDER PARK RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NON SUB LK FRNT	100.00	264.00	1.0000	1.0000	900	100		90,000
100 Actual Front Feet, 0.61 Total Acres Total Est. Land Value =								90,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.44	1.00	240	94	1,678
Total Estimated Land Improvements True Cash Value =					1,678

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 812 SF Floor Area = 812 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	50.91	0.00	-0.78	572	28,674
1	Story Siding	Crawl Space	50.91	-8.92	-0.78	240	9,890

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	625.00	1	625

(13) Plumbing	Rate	Size	Cost
Average Fixture(s)	525.00	1	525

(14) Water/Sewer	Rate	Size	Cost
Public Sewer	912.00	1	912
Well, 100 Feet	2425.00	1	2,425

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(15) Built-Ins & Fireplaces	Rate	Size	Cost
Appliance Allowance	1235.00	1	1,235
Fireplace: Exterior 1 Story	3050.00	1	3,050

(16) Porches	Rate	Size	Cost
CSEP (1 Story), Standard	26.44	160	4,230
WPP, Standard	13.74	96	1,319

(16) Deck/Balcony	Rate	Size	Cost
Treated Wood, Standard	13.47	24	323

County Multiplier = 1.38 => Cost New = 73,429

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 44,057
 ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 52,869

2017 Est. T.C.V. 009-010-011-00 = 144,547

Est. TCV/Total Floor Area = 178.01

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,100	72,100	72,100	62,327	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	560	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
72,300	72,300	72,300	62,887	62,887	0	

009-010-012-00 2017 Est. T.C.V. ELLIS ROBERT T
 Property Class: 401 1738 S SCHNEIDER PARK RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
40 Actual Front Feet, 0.08 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	8.05	1.00	60	45	217
Total Estimated Land Improvements True Cash Value =					217

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 348 SF Floor Area = 348 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.46	-10.81	-1.89	348	17,664

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 525.00 1 525

(14) Water/Sewer
 Public Sewer 912.00 1 912
 Well, 100 Feet 2425.00 1 2,425

(15) Built-Ins & Fireplaces
 Appliance Allowance 1235.00 1 1,235

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(16) Deck/Balcony
 Treated Wood,Standard 7.70 96 739

County Multiplier = 1.38 => Cost New = 32,431

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 19,459
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 = 19,069

2017 Est. T.C.V. 009-010-012-00 = 24,286

Est. TCV/Total Floor Area = 69.79

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,100	12,100	12,100	11,024	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	99	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,100	12,100	12,100	11,123	11,123	0	

009-010-013-00 2017 Est. T.C.V. ALDRICH STEVEN & ANNE
 Property Class: 401 1750 S SCHNEIDER PARK RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	50.00	110.00	1.0000	1.0000	800	100		40,000
50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								40,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	70	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1962

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 986 SF Floor Area = 1194 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	69.02	-8.79	0.00	520	31,320
1.25	Story Siding	Basement	69.02	0.00	0.00	312	21,534
1	Story Siding	Slab	59.51	-10.50	0.00	154	7,548

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	700.00	1	700

(13) Plumbing

Average Fixture(s)	630.00	1	630
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(14) Water/Sewer

Public Sewer	1025.00	1	1,025
Well, 100 Feet	2550.00	1	2,550

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Wood Stove	1125.00	1	1,125

(16) Deck/Balcony

Treated Wood,Standard	7.14	156	1,114
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(17) Garages

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

Base Cost	18.45	576	10,627
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 110,314

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 66,188
 ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 79,426

2017 Est. T.C.V. 009-010-013-00 = 119,901

Est. TCV/Total Floor Area = 100.42, Most recent sale 05/24/2005 for 205,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
60,000	60,000	60,000	54,386	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	489	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,000	60,000	60,000	54,875	54,875	0	

009-010-016-00 2017 Est. T.C.V. LYNCH LISA
 Property Class: 401 1764 S SCHNEIDER PARK RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	50.00	110.00	1.0000	1.0000	800	100		40,000
50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								40,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	120	71	273
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					1,223

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 960 SF Floor Area = 960 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Basement 59.86 0.00 0.00 960 57,466

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 630.00 1 630

(14) Water/Sewer
 Public Sewer 1025.00 1 1,025
 Well, 100 Feet 2550.00 1 2,550

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(15) Built-Ins & Fireplaces
 Appliance Allowance 1415.00 1 1,415

(16) Porches
 WGEF (1 Story), Standard 42.75 100 4,275

(16) Deck/Balcony
 Treated Wood, Standard 7.10 160 1,136

(17) Carports
 Comp.Shingle 7.75 180 1,395

County Multiplier = 1.38 => Cost New = 96,450

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 57,870
 ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 69,444

2017 Est. T.C.V. 009-010-016-00 = 110,667

Est. TCV/Total Floor Area = 115.28, Most recent sale 03/19/2015 for 95,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
57,600	57,600	57,600	57,271	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,300	0	-1,971	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
55,300	55,300	55,300	57,786	55,300	0

009-010-017-00 2017 Est. T.C.V. INDIAN LAKES L C
 Property Class: 402 S BIRCH HAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000		10.46	Acres	3000	100			31,380
		10.46	Total Acres				Total Est. Land Value =	31,380

2017 Est. T.C.V. 009-010-017-00 = 31,380

Est. TCV/Total Floor Area = 32.69

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,700	15,700	15,700	9,891	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	89	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,700	15,700	15,700	9,980	9,980	0	

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009-010-017-60 2017 Est. T.C.V. DEBOER DONALD & JULIE
 Property Class: 402 BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5500	100		5,500
100 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,500

2017 Est. T.C.V. 009-010-017-60 = 5,500

Est. TCV/Total Floor Area = 5.73, Most recent sale 01/20/2015 for 6,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,500	3,000	3,000	3,000	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-200	0	-200	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,800	2,800	2,800	3,027	2,800	0

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009-010-017-61 2017 Est. T.C.V. CLOVER JAMES P & LORI A
 Property Class: 402 W SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	50.00	50.00	1.0000	1.0000	100	100		5,000
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-010-017-61 = 5,000

Est. TCV/Total Floor Area = 5.21, Most recent sale 10/24/2014 for 4,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,500	2,500	2,500	2,500	0.90			
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	0			
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
2,500	2,500	2,500	2,522	2,500	0		

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009-010-017-62	2017 Est. T.C.V.	SLACHTER MICHAEL & KIMBERLY
Property Class: 402		S BIRCHHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> GROUP H SITE10K					10000	100		10,000
75 Actual Front Feet, 0.09 Total Acres							Total Est. Land Value =	10,000

2017 Est. T.C.V. 009-010-017-62 = 10,000

Est. TCV/Total Floor Area = 10.42, Most recent sale 08/18/2014 for 10,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	3,500	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,500	0	31	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	3,531	3,531	0	

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009-010-017-64 2017 Est. T.C.V. CLOVER JAMES P & LORI A
 Property Class: 401 S BIRCH HAVEN BEACH
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	50.00	87.12	1.0000	1.0000	100	100		5,000
50 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	809	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2014

(11) Heating System: Forced Air w/o Ducts
 Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Other Additions/Adjustments Rate Size Cost							

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

Base Cost	14.55	1165	16,951
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 23,875

Notes: 12/19/2014 NO PLUMBING - POSTED 1 TO REMOVED NEGATIVE ADJUSTMENT TIM
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 23,636
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 24,818

2017 Est. T.C.V. 009-010-017-64					=	30,768
Est. TCV/Total Floor Area =	0.00, Most recent sale 02/14/2014 for 6,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,900	15,900	15,900	15,747	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-500	0	0	0	-347	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,400	15,400	15,400	15,888	15,400	0	

009-010-017-65 2017 Est. T.C.V. FINK ARNOLD & CAROLE
 Property Class: 402 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP ,

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5500	100		5,500
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	5,500

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.02	1.00	64	50	321
Total Estimated Land Improvements True Cash Value =					321

2017 Est. T.C.V. 009-010-017-65 = 5,821

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,700	3,700	3,700	1,528	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-800	0	0	13	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,900	2,900	2,900	1,541	1,541	0	

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009-010-017-66 2017 Est. T.C.V. NORMAN RANDALL & CHRISTIE
 Property Class: 401 SIXTH ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		93 & 94		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> Bk Lot	580,590		5000	100		5,000
<Site Value A> Bk Lot	580,590		5000	100		5,000
100 Actual Front Feet, 0.23 Total Acres			Total Est. Land Value =			10,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	913	0	0
D/W/P: Crushed Rock	1.24	1.00	230	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2011

(11) Heating System: No Heating/Cooling
 Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost

Other Additions/Adjustments Rate Size Cost

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 14.55 1522 22,145
 Automatic Doors 375.00 2 750

County Multiplier = 1.38 => **Draft Record Card - Printed before March Board of Review** Cost New = 31,595

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 30,015
 ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV of Bldg: 1 = 37,519

2017 Est. T.C.V. 009-010-017-66					=	49,894
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/22/2010 for 14,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,000	26,000	26,000	19,980	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,100	0	0	0	179	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,900	24,900	24,900	20,159	20,159	0	

009-010-017-67 2017 Est. T.C.V. FISH SALLIE TRUST
 Property Class: 402 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
GROUP I 100/FF	15.00	50.00	1.0000	1.0000	100	100		1,500
15 Actual Front Feet, 0.02	Total Acres		Total Est. Land Value =					1,500

2017 Est. T.C.V. 009-010-017-67 = 1,500
 Est. TCV/Total Floor Area = 0.00, Most recent sale 12/03/2004 for 750

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
800	800	800	422	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	3	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
800	800	800	425	425	0

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009-010-017-68 2017 Est. T.C.V. CHECINSKI ANDRZEJ & MALGORZATA
 Property Class: 402 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100		7,000
50 Actual Front Feet, 0.06 Total Acres					Total Est. Land Value =			7,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.27	1.00	96	50	493
Total Estimated Land Improvements True Cash Value =					493

2017 Est. T.C.V. 009-010-017-68 = 7,493

Est. TCV/Total Floor Area = 0.00, Most recent sale 11/20/2005 for 3,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,700	3,700	3,700	3,700	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,700	3,700	3,700	3,733	3,700	0

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009-010-017-69 2017 Est. T.C.V. ZYSK CAROLYN D
 Property Class: 402 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> GROUP H SITE10K					10000	100		10,000
100 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

2017 Est. T.C.V. 009-010-017-69 = 10,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/08/2005 for 7,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,500	3,500	3,500	3,047	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	27	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	3,074	3,074	0

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009-010-017-70 2017 Est. T.C.V. MOORE SHERMAN & JUDITH
 Property Class: 402 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100		7,000
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	7,000

2017 Est. T.C.V. 009-010-017-70 = 7,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/05/2005 for 3,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	3,047	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	27	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	3,074	3,074	0	

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009-010-017-71 2017 Est. T.C.V. FISH SALLIE TRUST
 Property Class: 402 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100		7,000
50 Actual Front Feet, 0.10 Total Acres					Total Est. Land Value =			7,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.23	1.00	64	95	683
Total Estimated Land Improvements True Cash Value =					683

2017 Est. T.C.V. 009-010-017-71 = 7,683

Est. TCV/Total Floor Area = 0.00, Most recent sale 04/25/2005 for 5,200

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,800	3,800	3,800	3,097	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	27	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,800	3,800	3,800	3,124	3,124	0

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009-010-017-72	2017 Est. T.C.V.	SMITH ROBERT I & IRENE M
Property Class: 402		S BIRCHAVEN BEACH RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100		7,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	7,000

2017 Est. T.C.V. 009-010-017-72 = 7,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 02/11/2005 for 7,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	3,047	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	27	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	3,074	3,074	0	

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009-010-017-73 2017 Est. T.C.V. COEBLY JUDITH L TRUST &
Property Class: 402 S BIRCHAVEN BEACH DR
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5500	100		5,500
50 Actual Front Feet, 0.05 Total Acres							Total Est. Land Value =	5,500

2017 Est. T.C.V. 009-010-017-73 = 5,500

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/18/2004 for 3,700

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500		626	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-700	0	0	5	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,800	2,800	2,800	631	631	0	

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009-010-017-74 2017 Est. T.C.V. COUGHLIN JOHN T & BERNITA M
 Property Class: 401 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5500	100		5,500
50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =								5,500

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	151	95	542
Total Estimated Land Improvements True Cash Value =					542

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2010

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Other Additions/Adjustments Rate Size Cost							

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 15.43 912 14,072
 Automatic Doors 375.00 1 375
 Storage area over garage 3.95 228 901

County Multiplier = 1.38 => Cost New = 21,180
 Notes: GARAGE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/96.0 Depr. Cost = 20,333
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 21,349
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2017 Est. T.C.V. 009-010-017-74	=	27,391				
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/20/2004 for 3,600						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,900	14,900	14,900	10,100	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,200	0	0	0	90	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,700	13,700	13,700	10,190	10,190	0	

009-010-017-75 2017 Est. T.C.V. DEBOER DON
 Property Class: 402 S BIRCHHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5500	100		5,500
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	5,500

2017 Est. T.C.V. 009-010-017-75 = 5,500

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/20/2004 for 3,600

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	626	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-700	0	0	5	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,800	2,800	2,800	631	631	0	

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009-010-017-76 2017 Est. T.C.V. MAXWELL TODD
 Property Class: 402 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5500	100		5,500
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	5,500

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.93	1.00	180	95	1,528
Total Estimated Land Improvements True Cash Value =					1,528

2017 Est. T.C.V. 009-010-017-76	=	7,028			
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/25/2004 for 3,500					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
4,300	4,300	4,300	1,026	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-800	0	0	9	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,500	3,500	3,500	1,035	1,035	0

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009-010-017-77 2017 Est. T.C.V. GRIER R DIXON & PATRICIA A TRUST
 Property Class: 401 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100		7,000
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	320	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2006

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 0 SF Floor Area = 512 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Overhang 49.33 0.00 0.00 512 25,257

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Stone Veneer 10.25 50 513

(13) Plumbing
 Average Fixture(s) 760.00 1 760

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(14) Water/Sewer
 Public Sewer 1162.00 1 1,162
 Well, 100 Feet 2700.00 1 2,700

(15) Built-Ins & Fireplaces
 Appliance Allowance 1915.00 1 1,915

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Finished)
 Base Cost 19.67 768 15,107
 Automatic Doors 375.00 2 750

County Multiplier = 1.38 => Cost New = 66,465

Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0, Depr.Cost = 60,483
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 63,507

2017 Est. T.C.V. 009-010-017-77 = 71,457
 Est. TCV/Total Floor Area = 139.56, Most recent sale 06/25/2004 for 3,700

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
37,000	37,000	37,000	27,109	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,300	0	243	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,700	35,700	35,700	27,352	27,352	0

009-010-017-78	2017 Est. T.C.V.	PAPENFUSS RANDOLPH KAREN E &
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100	.	7,000
75 Actual Front Feet, 0.09 Total Acres					Total Est. Land Value =			7,000

2017 Est. T.C.V. 009-010-017-78 = 7,000

Est. TCV/Total Floor Area = 13.67, Most recent sale 06/01/2004 for 5,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500		626	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	5	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	631	631	0	

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009-010-017-79 2017 Est. T.C.V. FLEISCHMAN JOSEPH & SUSAN
 Property Class: 401 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100		7,000
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	360	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2011

(11) Heating System: No Heating/Cooling
 Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Other Additions/Adjustments							
			Rate			Size	Cost

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

Base Cost	17.17	730	12,534
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 17,815

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 17,102
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 17,957

2017 Est. T.C.V. 009-010-017-79	=	25,432			
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/01/2002 for 3,500					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
13,100	13,100	13,100	10,429	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-400	0	0	93	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,700	12,700	12,700	10,522	10,522	0

009-010-017-80 2017 Est. T.C.V. HEEREN KURT M & SVENJE
 Property Class: 402 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5500	100		5,500
50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =								5,500

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.95	1.00	40	94	449
Total Estimated Land Improvements True Cash Value =					449

2017 Est. T.C.V. 009-010-017-80 = 5,949

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,700	3,700	3,700	626	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-700	0	0	5	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	631	631	0	

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009-010-017-81 2017 Est. T.C.V. FINK ARNOLD
 Property Class: 402 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100		7,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

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

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments	Rate	Size	Cost

(16) Deck/Balcony

Roof Cover Only,Standard	9.80	282	2,764
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(17) Garages

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

Base Cost	16.07	834	13,402
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>

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Cost New = 22,827

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 22,598
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 23,728

2017 Est. T.C.V. 009-010-017-81 = 31,678

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,300	16,300	16,300	12,446	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	112	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,800	15,800	15,800	12,558	12,558	0	

009-010-017-82 2017 Est. T.C.V. FORCHE KURT D & JEANNETTE L TRUST
 Property Class: 402 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5500	100		5,500
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	5,500

2017 Est. T.C.V. 009-010-017-82 = 5,500

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/16/2014 for 183,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
3,500	3,500	3,500	3,500	0.90			
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	-700	0	-700	0			
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
2,800	2,800	2,800	3,531	2,800	0		

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009-010-017-83 2017 Est. T.C.V. DEBOER DON
 Property Class: 402 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5500	100		5,500
50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =								5,500

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.75	1.00	80	50	430
Total Estimated Land Improvements True Cash Value =					430

2017 Est. T.C.V. 009-010-017-83 = 5,930

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,700	3,700	3,700	249	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-700	0	0	2	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	251	251	0	

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009-010-017-85 2017 Est. T.C.V. RYAN DAVID & PAMELA M
 Property Class: 401 1374 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5500	100		5,500
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	5,500

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	650	0	0
Shed: Wood Frame	13.08	1.00	50	50	327
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	94	940
Total Estimated Land Improvements True Cash Value =					1,267

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2002

(11) Heating System: No Heating/Cooling
 Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Other Additions/Adjustments			Rate			Size	Cost

(17) Garages

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

Base Cost	19.01	589	11,197
Automatic Doors	375.00	2	750
Storage area over garage	3.95	484	1,912
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	29.25	237	6,932
Common Wall: 1 Wall	-1300.00	1	-1,300

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County Multiplier = 1.38 => Cost New = 26,897
 Notes: GARAGE & WORKSHOP

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = 23,132
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 24,288

2017 Est. T.C.V. 009-010-017-85						=	31,055
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/21/2014 for 1							
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
14,600	14,600	14,600	14,600	0.90			
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	900		0	0	131	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
15,500	15,500	15,500	14,731	14,731		0	

009-010-017-90	2017 Est. T.C.V.	ZYSK CAROLYN D
Property Class: 401		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100		7,000
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	640	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	94	940
Total Estimated Land Improvements True Cash Value =					940

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2002

(11) Heating System: Forced Air w/o Ducts

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
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Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(17) Garages

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

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Base Cost	16.72	768	12,841
Automatic Doors	375.00	2	750
Storage area over garage	3.95	500	1,975

County Multiplier = 1.38 => Cost New = 25,173

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 22,655
ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 23,788

2017 Est. T.C.V. 009-010-017-90 = 31,728

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,300	16,300	16,300	12,498	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-400	0	0	112	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,900	15,900	15,900	12,610	12,610	0	

009-010-017-95 2017 Est. T.C.V. WESTFALL DONALD B & MICHELLE
 Property Class: 401 1514 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100		7,000
50 Actual Front Feet, 0.05 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	1000	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2002

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 0 SF Floor Area = 416 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Overhang	49.33	0.00	0.00	416	20,521

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
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(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 50 Feet	1575.00	1	1,575

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(17) Garages

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

Base Cost	16.09	832	13,387
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 52,654

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 44,756
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 46,994

2017 Est. T.C.V. 009-010-017-95 = 54,944

Est. TCV/Total Floor Area = 132.08

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,600	34,600	34,600	25,694	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-7,100	0	0	1,806	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,500	27,500	27,500	25,925	27,500	0	

009-010-018-00 2017 Est. T.C.V. INDIAN LAKES L C
 Property Class: 401 W SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	53.00	150.00	1.0000	0.0000	100	100*		0
Residentia 10K/A		28.95 Acres	10000	100				289,450
* denotes lines that do not contribute to the total acreage calculation.								
53 Actual Front Feet, 28.95 Total Acres Total Est. Land Value =								289,450

2017 Est. T.C.V. 009-010-018-00 = 289,450
 Est. TCV/Total Floor Area = 695.79

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
144,700	144,700	144,700	119,586	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	1,076	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
144,700	144,700	144,700	120,662	120,662	0	

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009-010-018-88 2017 Est. T.C.V. CARROLL THOMAS G & KAY H 2014
 Property Class: 401 W SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	50.00	100.19	1.0000	1.0000	100	100		5,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.79	1.00	120	50	527
Total Estimated Land Improvements True Cash Value =					527

2017 Est. T.C.V. 009-010-018-88 = 5,527

Est. TCV/Total Floor Area = 13.29, Most recent sale 08/28/2012 for 5,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,100	2,100	2,100	1,935	0.90		
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	700	0	0	17	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,800	2,800	2,800	1,952	1,952		0

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009-010-018-89	2017 Est. T.C.V.	DODD GEORGE G & VIRGINIA E
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	6,000

2017 Est. T.C.V. 009-010-018-89 = 6,000
 Est. TCV/Total Floor Area = 14.42, Most recent sale 11/17/2008 for 10,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
3,000	3,000	3,000	3,000	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,000	3,000	3,000	3,027	3,000	0

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009-010-018-90 2017 Est. T.C.V. DONNER LIVING TRUST
 Property Class: 402 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100		7,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	7,000

2017 Est. T.C.V. 009-010-018-90 = 7,000

Est. TCV/Total Floor Area = 16.83, Most recent sale 11/21/2007 for 7,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
3,500	3,500	3,500	3,500	0.90

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,500	3,500	3,500	3,531	3,500	0

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009-010-018-91 2017 Est. T.C.V. JONES WILLIAM B TRUST &
Property Class: 402 S BIRCHAVEN BEACH RD
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5500	100		5,500
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	5,500

2017 Est. T.C.V. 009-010-018-91 = 5,500

Est. TCV/Total Floor Area = 13.22, Most recent sale 09/23/2005 for 4,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	3,047	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-700	0	-247	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,800	2,800	2,800	3,074	2,800	0	

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009-010-018-92 2017 Est. T.C.V. HAMILTON JOSEPH & AMY
 Property Class: 402 S BIRCHAVEN BEACH
 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 E> E BACK LOTS					5500	100		5,500
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	5,500

2017 Est. T.C.V. 009-010-018-92 = 5,500

Est. TCV/Total Floor Area = 13.22, Most recent sale 12/03/2004 for 3,700

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	750	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-700	0	0	6	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,800	2,800	2,800	756	756	0	

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009-010-018-93	2017 Est. T.C.V.	FROEHLICH GAIL & DONNA
Property Class: 402		S BIRCHAVEN BEACH
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 E> E BACK LOTS					5500	100		5,500
50 Actual Front Feet, 0.04 Total Acres							Total Est. Land Value =	5,500

2017 Est. T.C.V. 009-010-018-93 = 5,500

Est. TCV/Total Floor Area = 13.22, Most recent sale 10/18/2004 for 3,700

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500		626	0.90	
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-700	0	0	5	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,800	2,800	2,800	631	631	0	

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009-010-018-95	2017 Est. T.C.V.	SCHLICK DAVID R & MARIANNE Q
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5500	100		5,500
50 Actual Front Feet, 0.05 Total Acres							Total Est. Land Value =	5,500

2017 Est. T.C.V. 009-010-018-95 = 5,500

Est. TCV/Total Floor Area = 13.22, Most recent sale 09/20/2004 for 3,700

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	3,047	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-700	0	-247	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,800	2,800	2,800	3,074	2,800		0

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009-010-018-96 2017 Est. T.C.V. FERGUSON DAVID C & ROSE MARY (TTEE)
 Property Class: 401 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5500	100		5,500
47 Actual Front Feet, 0.05 Total Acres							Total Est. Land Value =	5,500

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 241 SF Floor Area = 241 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	63.46	-15.67	0.48	241	11,633

Other Additions/Adjustments Rate Size Cost

(16) Porches

WCP (1 Story), Shallow		23.28		72	1,676
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County Multiplier = 1.38 => Cost New = 18,367

Notes: SHED/SLEEPING

Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0,	Depr.Cost =	16,714
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 =		15,878

2017 Est. T.C.V. 009-010-018-96 = 21,378

Est. TCV/Total Floor Area = 88.71

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
11,000	11,000	11,000	5,425	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-300	0	48	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBI
10,700	10,700	10,700	5,473	5,473	0

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009-010-018-98 2017 Est. T.C.V. FERGUSON DAVID C & ROSE MARY (TTEE)
 Property Class: 402 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5500	100		5,500
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	5,500

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.24	1.00	160	50	739
Total Estimated Land Improvements True Cash Value =					739

2017 Est. T.C.V. 009-010-018-98 = 6,239

Est. TCV/Total Floor Area = 25.89, Most recent sale 02/01/2003 for 2,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,900	3,900	3,900	951	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-800	0	0	8	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,100	3,100	3,100	959	959	0	

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009-010-018-99	2017 Est. T.C.V.	RIETSEMA KLASS & KATHY
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5500	100		5,500
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	5,500

2017 Est. T.C.V. 009-010-018-99 = 5,500

Est. TCV/Total Floor Area = 22.82

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	249	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-700	0	0	2	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,800	2,800	2,800	251	251	0	

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009-010-019-00 2017 Est. T.C.V. INDIAN LAKES L C
 Property Class: 402 SAPPHIRE LAKE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$1900			7.41 Acres		1900	100		14,081
			7.41 Total Acres				Total Est. Land Value =	14,081

2017 Est. T.C.V. 009-010-019-00 = 14,081

Est. TCV/Total Floor Area = 58.43

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,800	7,800	7,800	3,424	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-800	0	0	30	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,000	7,000	7,000	3,454	3,454	0	

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009-010-019-95	2017 Est. T.C.V.	WHITTAKER JACQUELINE
Property Class: 402		X W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-010-019-95 = 5,000

Est. TCV/Total Floor Area = 20.75, Most recent sale 05/31/2005 for 900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	2,000	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	18	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	2,018	2,018	0	

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009-010-019-96 2017 Est. T.C.V. BAKER RONALD & NORMA
 Property Class: 402 X W SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.70 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-010-019-96 = 5,000

Est. TCV/Total Floor Area = 20.75, Most recent sale 03/30/2005 for 900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	1,215	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	0	10	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	1,225	1,225	0	

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009-010-019-97 2017 Est. T.C.V. BOOMS LAWRENCE & JUDY
 Property Class: 402 X W SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
89 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.85	1.00	120	50	591
Total Estimated Land Improvements True Cash Value =					591

2017 Est. T.C.V. 009-010-019-97 = 5,591

Est. TCV/Total Floor Area = 23.20, Most recent sale 02/24/2005 for 1,700

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,300	2,300	2,300	1,215	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	10	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,800	2,800	2,800	1,225	1,225	1,225	

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009-010-019-98 2017 Est. T.C.V. KENT KEVIN & KRISTEN
 Property Class: 402 X W SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
74 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-010-019-98 = 5,000

Est. TCV/Total Floor Area = 20.75, Most recent sale 12/03/2004 for 1,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000		750	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	0	6	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	756	756	0	

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009-010-019-99	2017 Est. T.C.V.	BOUGHNER DALE & JUDY &
Property Class: 402		X W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
31 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-010-019-99	=	5,000			
Est. TCV/Total Floor Area = 20.75, Most recent sale 12/03/2004 for 800					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2,000	2,000	2,000	1,195	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	500	0	0	10	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,500	2,500	2,500	1,205	1,205	1,205

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009-010-020-00	2017 Est. T.C.V.	BAYER REVOCABLE TRUST
Property Class: 401		8850 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP J 250	224.00	1551.83	0.6485	1.0000	250	100		36,318
224 Actual Front Feet, 7.98 Total Acres Total Est. Land Value =								36,318

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	240	85	702
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					3,127

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+10 Blt 1994

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1509 SF Floor Area = 1886 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Basement	79.35	0.00	0.00	1509	119,739

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish

Basement Recreation Finish	11.45	994	11,381
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
2 Fixture Bath	1600.00	1	1,600

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(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (2 Story), Standard	23.40	342	8,003
WPP, Standard	10.35	219	2,267
CCP (1 Story), Standard	34.76	64	2,225

(16) Deck/Balcony

Treated Wood, Standard	7.40	158	1,169
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	19.04	587	11,176
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375
Storage area over garage	3.95	294	1,161
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	17.61	692	12,186
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 248,496

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 198,797
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 258,436

Parcel Number: 009-010-020-00

Page: 2

2017 Est. T.C.V. 009-010-020-00				=	297,881	
Est. TCV/Total Floor Area = 157.94, Most recent sale 11/09/2011 for 260,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
152,100	152,100	152,100	152,100	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-3,200	0	0	-3,200	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
148,900	148,900	148,900	153,468	148,900	148,900	

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009-010-020-75 2017 Est. T.C.V. ZMYSLO DENNIS & LAURA
 Property Class: 402 S BAYBERRY LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP J 250	102.00	150.00	0.8541	1.0000	250	100		21,780
102 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								21,780

2017 Est. T.C.V. 009-010-020-75 = 21,780

Est. TCV/Total Floor Area = 11.55

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,600	15,600	15,600	15,600	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,700	0	0	-4,700	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,900	10,900	10,900	15,740	10,900	0	

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009-010-021-00 2017 Est. T.C.V. INDIAN LAKES L C
 Property Class: 402 SAPHIRE LAKE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia LTDACCESS@\$1200		36.78 Acres			1200	100		44,136
		36.78 Total Acres					Total Est. Land Value =	44,136

2017 Est. T.C.V. 009-010-021-00 = 44,136

Est. TCV/Total Floor Area = 23.40

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
18,400	18,400	18,400	17,013	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,700	0	0	153	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,100	22,100	22,100	17,166	17,166	0	

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009-010-021-95	2017 Est. T.C.V.	LEAVER RICHARD
Property Class: 401		1212 S BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F15K/SITE					15000	100		15,000
<Site Value C> GROUP C 10K					10000	100		10,000
<Site Value D> DuckPt Bk Lots					5000	100		5,000
287 Actual Front Feet, 1.86 Total Acres Total Est. Land Value =								30,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	720	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	144	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	97	1,455
Total Estimated Land Improvements True Cash Value =					1,455

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+10 Blt 1995

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1278 SF Floor Area = 1776 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	81.43	0.00	-0.38	563	45,631
1.5	Story Siding	Basement	90.18	0.00	-0.44	715	64,164

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish

Basement Recreation Finish	11,450	350	4,008
Walk out Basement Door(s)	775.00	2	1,550

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(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	2	4,800

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WSEP (1 Story), Standard	29.17	144	4,200
WPP, Standard	8.97	335	3,005
WCP (1 Story), Standard	43.22	40	1,729

(17) Garages

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

Base Cost	25.41	320	8,131
Automatic Doors	375.00	1	375

(17) Basement Garages

Basement Garage: 2 Car	2100.00	1	2,100
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 202,764

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 182,487
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 173,363

2017 Est. T.C.V. 009-010-021-95 = 204,818

Parcel Number: 009-010-021-95

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Est. TCV/Total Floor Area = 115.33, Most recent sale 01/19/2012 for 163,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
112,900	112,900	112,900	96,401	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-10,500	0	0	867	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
102,400	102,400	102,400	97,268	97,268		0

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009-010-022-00 2017 Est. T.C.V. INDIAN LAKES L C
 Property Class: 402 SAPPHIRE LAKE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>80@\$2000		38.00	Acres		2000	100		76,000
		38.00	Total Acres				Total Est. Land Value =	76,000

2017 Est. T.C.V. 009-010-022-00 = 76,000

Est. TCV/Total Floor Area = 42.79

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,200	34,200	34,200	12,777	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,800	0	0	114	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,000	38,000	38,000	12,891	12,891	0	

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009-010-023-00 2017 Est. T.C.V. INDIAN LAKES L C
 Property Class: 402 S DUCK POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	800.00	0.00	1.0000	1.0000	40	100		32,000
Residentia LAKEACCESS@3000		25.20	Acres		3000	100		75,609
800 Actual Front Feet, 25.20 Total Acres Total Est. Land Value =								107,609

2017 Est. T.C.V. 009-010-023-00 = 107,609

Est. TCV/Total Floor Area = 60.59, Most recent sale 09/05/2010 for 8,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
53,800	53,800	53,800	23,873	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	214	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
53,800	53,800	53,800	24,087	24,087	0

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009-010-023-97 2017 Est. T.C.V. HUTCHINSON EDWARD & DEBRA
 Property Class: 402 S DUCK POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$75/FF	75.00	117.50	1.0000	1.0000	75	100		5,625
75 Actual Front Feet, 0.20	Total Acres		Total Est. Land Value =					5,625

2017 Est. T.C.V. 009-010-023-97 = 5,625

Est. TCV/Total Floor Area = 3.17, Most recent sale 12/02/2014 for 5,700

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,800	2,800	2,800	2,800	0.90			
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	0			
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
2,800	2,800	2,800	2,825	2,800	0		

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009-010-023-98 2017 Est. T.C.V. LEHMAN JAMES E & DIANE K
 Property Class: 402 S DUCK POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F 85/FF	100.00	130.68	1.0000	1.0000	85	100		8,500
100 Actual Front Feet, 0.30 Total Acres Total Est. Land Value =								8,500

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	832	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2012

(11) Heating System: No Heating/Cooling
 Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 Other Additions/Adjustments Rate Size Cost

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 14.55 1041 15,147
 Automatic Doors 375.00 2 750

County Multiplier = 1.38 => Cost New = 21,937

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 21,718
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 = 21,284

2017 Est. T.C.V. 009-010-023-98	=	32,159
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/05/2010 for 8,500		
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.		
16,000 16,000 16,000 15,011 0.90		
2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 100 0 0 135 0		
2017 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
16,100 16,100 16,100 15,146 15,146 15,146		

009-010-024-85 2017 Est. T.C.V. WRBELIS CHRISTOPHER & CHRISTINE
 Property Class: 401 S CHIPPEWA AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	100.00	150.00	1.0000	1.0000	100	100		10,000
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								10,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2014

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	10.13	2035	20,615
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 29,414

Notes: 12/19/14 NO PLUMBING - BATH ENTRY TO REMOVE NEGATIVE ADJ. -TIM

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 29,120
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 27,664

2017 Est. T.C.V. 009-010-024-85 = 37,664

Est. TCV/Total Floor Area = 0.00, Most recent sale 01/20/2014 for 20,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
18,000	18,000	18,000	16,449	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	800	0	0	148	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
18,800	18,800	18,800	16,597	16,597	0

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009-010-024-90 2017 Est. T.C.V. DEBOER DONALD
 Property Class: 402 S CHIPPEWA
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
75 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =			5,000

2017 Est. T.C.V. 009-010-024-90 = 5,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 02/10/2014 for 10,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	4,513	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,500	0	-2,013	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	4,553	2,500		0

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009-010-024-95	2017 Est. T.C.V.	GAESCHKE GERALD G & SHEILA A
Property Class: 402		S CHIPPEWA AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & 2013 EQ RATE			0.240	Acres	12,000	100		2,880
		0.24	Total Acres		Total Est.		Land Value =	2,880

2017 Est. T.C.V.	009-010-024-95	=	2,880
Est. TCV/Total Floor Area =	0.00,	Most recent sale 05/09/2012 for	0
2016 Assessed	MBOR	S.E.V.	Base for Cap
1,400	1,400	1,400	1,400
			C.P.I.
			0.90
2017	New Eq. Adjustment	Loss	Additions
0	0	0	0
			Tax Adjustment
			0
2017 Assessed	MBOR	S.E.V.	Capped
1,400	1,400	1,400	1,412
			->Taxable<-
			1,400
			PRE/MBT
			0

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Parcel Number: 009-010-025-00

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
149,300	149,300	149,300	136,432	136,432	0

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009-010-025-90 2017 Est. T.C.V. DOWN PAUL A & DAO NOI
 Property Class: 402 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	100.00	334.00	0.7846	1.0000	500	100		39,229
100 Actual Front Feet, 0.77 Total Acres							Total Est. Land Value =	39,229

2017 Est. T.C.V. 009-010-025-90 = 39,229

Est. TCV/Total Floor Area = 18.64

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
21,000	21,000	21,000	21,000	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,400	0	0	-1,400	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,600	19,600	19,600	21,189	19,600	0	

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009-010-025-95	2017 Est. T.C.V.	DICKERSON ERIC A & MARIANNE
Property Class: 401		8508 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	100.00	330.00	0.7846	1.0000	500	100		39,229
100 Actual Front Feet, 0.76 Total Acres Total Est. Land Value =								39,229

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	2600	45	1,767
Shed: Wood Frame	7.55	1.00	352	74	1,967
Total Estimated Land Improvements True Cash Value =					3,734

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2048 SF Floor Area = 2560 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	69.15	0.00	0.00	2048	141,619

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	11.45	1786	20,450
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(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400

(14) Water/Sewer

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Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(17) Garages

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

Base Cost	20.15	520	10,478
Common Wall: 1 Wall	-1300.00	1	-1,300

County Multiplier = 1.38 => Cost New = 248,654

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 218,815

Separately Depreciated Items:

(16) Porches

CCP (1 Story), Standard	31.93	80	2,554
County Multiplier = 1.38 =>			Cost New = 3,525
Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0,			Depr.Cost = 3,137

(16) Deck/Balcony

Pine,Standard	4.85	943	4,574
County Multiplier = 1.38 =>			Cost New = 6,311
Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0,			Depr.Cost = 4,671

Total Depreciated Cost = 226,623
ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 294,610

2017 Est. T.C.V. 009-010-025-95 = 337,573
Est. TCV/Total Floor Area = 131.86, Most recent sale 07/01/1997 for 62,900
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.

Parcel Number: 009-010-025-95

Page: 2

163,500	163,500	163,500	136,354	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,300	0	0	1,227	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	168,800	168,800	168,800	137,581	137,581	137,581

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009-010-026-00 2017 Est. T.C.V. SMITH DENNIS & DEBORAH
 Property Class: 401 8770 W PETERSON POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	119.00	190.35	0.8427	1.0000	800	100		80,221
119 Actual Front Feet, 0.52 Total Acres Total Est. Land Value =								80,221

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Dock: Light posts	21.31	1.00	72	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1334 SF Floor Area = 1334 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.94	-9.06	0.00	1334	73,210

Other Additions/Adjustments Rate Size Cost

(1) Exterior

Brick Veneer	8.25	496	4,092
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(13) Plumbing

Average Fixture(s)	760.00	1	760
2 Fixture Bath	1600.00	1	1,600
Separate Shower	775.00	1	775

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(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875
Fireplace: Direct-Vented Gas	1200.00	1	1,200

(16) Deck/Balcony

Treated Wood,Standard	9.11	72	656
Treated Wood,Standard	6.85	240	1,644
Treated Wood,Standard	8.30	100	830

(17) Garages

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

Base Cost	19.27	572	11,022
Common Wall: 1.5 Wall	-1925.00	1	-1,925
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 143,370

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 93,190

Separately Depreciated Items:

Local Cost Items:

GENERATOR	1500.00	1	1,500
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,			Depr.Cost = 1,425

Total Depreciated Cost = 94,615

Parcel Number: 009-010-026-00 Page: 2

ECF (410- SAPPHERE LAKE AREA) 1.300 => TCV of Bldg: 1 = 123,000

2017 Est. T.C.V. 009-010-026-00 = 205,596

Est. TCV/Total Floor Area = 154.12, Most recent sale 10/25/2013 for 205,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
107,500	107,500	107,500	97,623	0.90		
2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,700	0	0	878	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
102,800	102,800	102,800	98,501	98,501	0	

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009-010-026-50	2017 Est. T.C.V.	EVANS ROBERT & JILL
Property Class: 401		8720 W PETERSON POINT RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	85.00	179.37	0.9166	1.0000	800	100		62,329
85 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								62,329

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 780 SF Floor Area = 1170 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	90.11	-10.44	0.00	780	62,143

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
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(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Deck/Balcony

Treated Wood,Standard	7.01	208	1,458
Treated Wood,Standard	14.72	24	353

(17) Garages

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

Base Cost	19.20	576	11,059
Mechanical Doors	350.00	1	350

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County Multiplier = 1.38 => Cost New = 113,022

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 84,767

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 110,197

2017 Est. T.C.V. 009-010-026-50 = 172,526

Est. TCV/Total Floor Area = 147.46, Most recent sale 08/11/2016 for 174,600

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
94,400	94,400	94,400	70,077	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,100	0	0	16,223	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,300	86,300	86,300	70,707	86,300	0	

009-010-027-00 2017 Est. T.C.V. SCHNEIDER MICHAEL ETAL
 Property Class: 402 W PETERSON POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	50.00	182.60	0.7419	1.0000	800	100		29,678
GROUP F 85/FF	148.00	182.60	1.0000	1.0000	85	100		12,580
198 Actual Front Feet, 0.83 Total Acres Total Est. Land Value =								42,258

2017 Est. T.C.V. 009-010-027-00 = 42,258

Est. TCV/Total Floor Area = 36.12, Most recent sale 08/01/2001 for 121,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
28,800	28,800	28,800	28,800	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-7,700	0	0	-7,700	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
21,100	21,100	21,100	29,059	21,100	0

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009-010-028-00	2017 Est. T.C.V.	SCHNEIDER MICHAEL ETAL
Property Class: 401		8808 W PETERSON POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	50.00	153.00	1.0000	1.0000	800	100		40,000
50 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								40,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	264	46	389
Total Estimated Land Improvements True Cash Value =					389

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 800 SF Floor Area = 800 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	62.30	-11.05	0.00	800	41,000

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	630.00	1	630
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(14) Water/Sewer

Public Sewer	1025.00	1	1,025
Well, 100 Feet	2550.00	1	2,550

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Exterior 1 Story	3450.00	1	3,450

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(16) Porches

CCP (1 Story), Standard	21.85	192	4,195
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(17) Garages

Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	17.50	528	9,240
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 88,120

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 52,872
ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 63,447

2017 Est. T.C.V. 009-010-028-00 = 103,836

Est. TCV/Total Floor Area = 129.79

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,200	54,200	54,200	44,415	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,300	0	0	399	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
51,900	51,900	51,900	44,814	44,814	0	

009-010-029-00 2017 Est. T.C.V. SMITH KIRK A & SHERYL L
 Property Class: 401 8798 W PETERSON POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	50.00	154.00	1.0000	1.0000	800	100		40,000
50 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								40,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	64	0	0
D/W/P: 3.5 Concrete	3.20	1.00	64	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 576 SF Floor Area = 576 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	67.77	-11.97	-3.52	576	30,113

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 630.00 1 630

(14) Water/Sewer
 Public Sewer 1,025.00 1 1,025
 Well, 100 Feet 2,550.00 1 2,550

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(15) Built-Ins & Fireplaces
 Appliance Allowance 1415.00 1 1,415

(17) Garages
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 20.85 352 7,339
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 59,923

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 35,954
 ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 43,145

2017 Est. T.C.V. 009-010-029-00 = 83,620
 Est. TCV/Total Floor Area = 145.17, Most recent sale 08/25/2016 for 77,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
45,200	45,200	45,200	32,933	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,400	0	0	8,867	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,800	41,800	41,800	33,229	41,800	0	

009-010-030-00 2017 Est. T.C.V. HAWLEY GALE E & DENISE L
 Property Class: 401 8788 W PETERSON POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	50.00	153.00	1.0000	1.0000	800	100		40,000
50 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								40,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	8.83	1.00	60	50	265
Total Estimated Land Improvements True Cash Value =					265

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 792 SF Floor Area = 792 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	62.45	-11.08	0.00	576	29,589
1	Story Siding	Slab	62.45	-11.08	0.00	216	11,096

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 630.00 1 630

(14) Water/Sewer
 Public Sewer 1025.00 1 1,025
 Well, 100 Feet 2550.00 1 2,550

(15) Built-Ins & Fireplaces **Draft Record Card - Printed before March Board of Review**
 Appliance Allowance 1415.00 1 1,415

(16) Deck/Balcony
 Treated Wood,Standard 5.86 688 4,032

County Multiplier = 1.38 => Cost New = 69,465

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 41,679

Separately Depreciated Items:

Square footage # 2 is depreciated at 89 %Good... Base Cost Was = 11,096
 County Multiplier = 1.38 => Cost New = 15,312
 Phy/Ab.+hy/Func/Econ/Comb.%Good= 29/100/100/100/29.0, Depr.Cost = 4,441
 ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 55,343

2017 Est. T.C.V. 009-010-030-00 = 95,608

Est. TCV/Total Floor Area = 120.72, Most recent sale 11/16/2015 for 96,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
50,100	50,100	50,100	50,100	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,300	0	0	-2,300	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,800	47,800	47,800	50,550	47,800	0	

009-010-031-00	2017 Est. T.C.V.	KITTEL RANDALL M
Property Class: 401		8789 W PETERSON POINT RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	165.00	319.90	1.0000	1.0000	50	100		8,250
165 Actual Front Feet, 1.21 Total Acres								Total Est. Land Value = 8,250

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.12	1.00	168	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

< Cost Estimates for Res. Building: 1 Mobile Home Class: Average Quality >
(11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Siding	Comp.Shingle	34.46	0.49	0	980	34,251
Other Additions/Adjustments							
Free Standing Roof			4.57			256	1,170

(2) Skirting
Metal Enamel 5.70 168 958

(9) Foundation
Foundation Wall: Concrete 6.92 0 0

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(13) Plumbing
Average Fixture(s) 530.00 1 530

(14) Water/Sewer
Public Sewer 912.00 1 912
Well, 100 Feet 2425.00 1 2,425

(15) Built-Ins & Fireplaces
Appliance Allowance 1235.00 1 1,235

(16) Deck/Balcony
Treated Wood,Standard 7.70 96 739

County Multiplier = 1.38 => Cost New = 58,263

Phy/Ab.Phy/Func/Econ/Comb.%Good= 47/100/100/100/47.0, Depr.Cost = 27,384
ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 13,692

Cost Est. for Res. Bldg: 2 Single Family GRG Cls CD Blt 1984

(11) Heating System: No Heating/Cooling
Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost

Other Additions/Adjustments Rate Size Cost

(17) Garages
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)
Base Cost 9.71 2160 20,974
Mechanical Doors 350.00 2 700

County Multiplier = 1.38 => Cost New = 29,910

Parcel Number: 009-010-031-00

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 20,937
ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 2 = 18,843

2017 Est. T.C.V. 009-010-031-00 = 41,260

Est. TCV/Total Floor Area = 42.10, Most recent sale 10/01/2014 for 40,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
21,200	21,200	21,200	19,658	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	0	176	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,600	20,600	20,600	19,834	19,834	0	

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009-010-032-00 2017 Est. T.C.V. THOMPSON DARRELL & THERESA
 Property Class: 401 W PETERSON POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	186.00	398.13	1.0000	1.0000	50	100		9,300
186 Actual Front Feet, 1.70 Total Acres Total Est. Land Value =								9,300

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1978

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
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Other Additions/Adjustments	Rate	Size	Cost
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(17) Garages

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

Base Cost	11.00	864	9,504
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 13,599

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 8,839
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 7,955

2017 Est. T.C.V. 009-010-032-00 = 17,255

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/29/2005 for 26,800

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
8,600	8,600	8,600	6,521	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	58	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBI
8,600	8,600	8,600	6,579	6,579	0

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009-010-033-00 2017 Est. T.C.V. HEREAU JOSEPH TRUST
 Property Class: 401 8780 W PETERSON POINT RD
 Map #: LAKE TOWNSHIP

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	50.00	154.00	1.0000	1.0000	800	100		40,000
50 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								40,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	128	0	0
Dock: Light posts	21.31	1.00	80	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	2.0	95	1,900
Total Estimated Land Improvements True Cash Value =					1,900

Cost Est. for Res. Bldg: 1 Single Family 1S C1s C+5 Blt 1962

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 592 SF Floor Area = 592 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	79.56	-11.80	0.00	592	40,114

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	760.00	1	760
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(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Direct-Vented Gas	1200.00	1	1,200

County Multiplier = 1.38 => Cost New = 66,034

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 52,827
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 68,676

2017 Est. T.C.V. 009-010-033-00 = 110,576

Est. TCV/Total Floor Area = 186.78, Most recent sale 07/27/2015 for 130,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
56,200	56,200	56,200	56,200	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,300	55,300	55,300	56,705	55,300	0	

009-010-034-00 2017 Est. T.C.V. KARASH CHESTER & RUTH
 Property Class: 401 8590 W PETERSON POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	92.00	189.39	0.8987	1.0000	800	100		66,141
92 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								66,141

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	130	71	275
Total Estimated Land Improvements True Cash Value =					275

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

(11) Heating System: No Heating/Cooling
 Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Other Additions/Adjustments Rate Size Cost							

(17) Garages

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

Base Cost	13.94	884	12,323
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 17,972

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 11,682
 ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV of Bldg: 1 = 14,602

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2017 Est. T.C.V. 009-010-034-00						81,018
Est. TCV/Total Floor Area =	0.00, Most recent sale 08/01/2002 for 237,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
49,100	49,100	49,100	49,100	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-8,600	0	-8,600	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,500	40,500	40,500	49,541	40,500	40,500	

009-010-034-80 2017 Est. T.C.V. KARASH CHESTER & RUTH
 Property Class: 401 8590 W PETERSON POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 800/FF	80.00	190.57	1.0000	1.0000	800	100		64,000
80 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								64,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.35	1.00	287	0	0
D/W/P: 4in Concrete	3.35	1.00	342	0	0
D/W/P: 4in Concrete	3.35	1.00	72	0	0
Shed: Wood Frame	10.75	1.00	80	50	430

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,805

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1120 SF Floor Area = 1120 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.08	0.00	1.87	1120	67,144

Other Additions/Adjustments

	Rate	Size	Cost
Walk out Basement Door(s)	700.00	1	700

(13) Plumbing

Average Fixture(s)	630.00	1	630
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(14) Water/Sewer

Public Sewer	1025.00	1	1,025
Well, 100 Feet	2550.00	1	2,550

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Interior 1 Story	2900.00	1	2,900

(16) Porches

CGEP (1 Story), Standard	45.24	90	4,072
WCP (1 Story), Standard	18.19	304	5,530
CCP (1 Story), Standard	42.21	40	1,688

(16) Deck/Balcony

Treated Wood, Standard	13.55	25	339
Treated Wood, Standard	18.43	16	295
Treated Wood, Standard	8.85	70	620

County Multiplier = 1.38 => Cost New = 122,692

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 79,749
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 103,674

2017 Est. T.C.V. 009-010-034-80 = 170,479
 Est. TCV/Total Floor Area = 152.21

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
79,100	79,100	79,100	62,761	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
1,200	4,900	0	1,200	564	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
85,200	85,200	85,200	64,525	64,525	64,525

009-010-035-00	2017 Est. T.C.V.	KRAFVE LOIS A LIVING TRUST
Property Class: 401		8566 W PETERSON POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 800/FF	171.00	162.00	1.0000	1.0000	800	100		136,800
171 Actual Front Feet, 0.64 Total Acres Total Est. Land Value =								136,800

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	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 2004

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1748 SF Floor Area = 1748 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	64.52	0.00	2.01	1748	116,294

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

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Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	54.24	24	1,302
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(17) Garages

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

Base Cost	15.66	884	13,843
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	3	1,125

County Multiplier = 1.38 => Cost New = 196,756

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 177,080

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	6.64	304	2,019
County Multiplier = 1.38 =>		Cost New =	2,786
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Depr.Cost =	2,646

Total Depreciated Cost = 179,727

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCv of Bldg: 1 = 233,644

2017 Est. T.C.V. 009-010-035-00 = 372,819

Est. TCv/Total Floor Area = 213.28, Most recent sale 02/01/2001 for 62,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
181,100	181,100	181,100	138,990	0.90

Parcel Number: 009-010-035-00

Page: 2

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,300	0	0	1,250	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	186,400	186,400	186,400	140,240	140,240	140,240

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009-010-036-00 2017 Est. T.C.V. DEVOS PATRICIA EL AL J/T
 Property Class: 401 8538 W PETERSON POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP G \$1000	125.00	348.48	1.0000	1.0000	1000	100		125,000
125 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								125,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	1800	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1080 SF Floor Area = 1080 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	66.29	0.00	0.00	1080	71,593

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

Average Fixture(s)	760.00	1	760
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Deck/Balcony

Treated Wood,Standard	7.39	160	1,182
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(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	16.54	660	10,916
Automatic Doors	375.00	2	750
Storage area over garage	3.95	440	1,738

County Multiplier = 1.38 => Cost New = 135,712
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 88,213

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	320	3,664
County Multiplier = 1.38 => Cost New =			5,056
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost =			2,528

Total Depreciated Cost = 90,741
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 117,963

2017 Est. T.C.V. 009-010-036-00 = 245,338
 Est. TCV/Total Floor Area = 227.16
 2016 Assessed MBOR S.E.V. Base for Cap C.P.I.

Parcel Number: 009-010-036-00

Page: 2

	120,000	120,000	120,000	104,467	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,700	0	0	940	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	122,700	122,700	122,700	105,407	105,407	105,407

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009-010-037-00 2017 Est. T.C.V. RANDAZZO MICHAEL & WIZNER
 Property Class: 401 8630 W PETERSON POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 800/FF	180.00	307.00	1.0000	1.0000	800	100		144,000
180 Actual Front Feet, 1.27 Total Acres Total Est. Land Value =								144,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	180	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1310 SF Floor Area = 1420 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Crawl Space	70.77	-9.55	0.00	1310	80,198
1	Story Siding	Overhang	37.25	0.00	0.00	110	4,098

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400

(14) Water/Sewer

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Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250
Fireplace: Two Sided	4675.00	1	4,675
Fireplace: Exterior 1 Story	3875.00	1	3,875

(16) Porches

CCP (1 Story), Standard	44.00	40	1,760
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(17) Garages

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

Base Cost	20.00	528	10,560
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 160,636

Notes: LOFT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 104,413
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 135,737

2017 Est. T.C.V. 009-010-037-00 = 280,687

Est. TCV/Total Floor Area = 197.67, Most recent sale 10/01/2002 for 231,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
137,300	137,300	137,300	118,649	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	1,067	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
140,300	140,300	140,300	119,716	119,716	119,716

009-010-037-60 2017 Est. T.C.V. KOLTAK DANIEL & SHARON
 Property Class: 401 8660 W PETERSON POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 800/FF	125.00	268.33	1.0000	1.0000	800	100		100,000
125 Actual Front Feet, 0.77 Total Acres Total Est. Land Value =								100,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	2000	0	0
Shed: Wood Frame	10.51	1.00	152	94	1,502
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					3,877

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C+10 Blt 2004

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 1419 SF Floor Area = 1419 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1+ Story Cedar Logs Basement 83.00 0.00 2.11 1419 120,771

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 760.00 1 760
 2 Fixture Bath 1600.00 1 1,600

(14) Water/Sewer
 Public Sewer 1162.00 1 1,162
 Well, 100 Feet 2700.00 1 2,700

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(15) Built-Ins & Fireplaces
 Appliance Allowance 1915.00 1 1,915
 Fireplace: Exterior 1 Story 3875.00 1 3,875

(16) Porches
 WCP (1 Story), Standard 36.48 52 1,897
 WCP (1 Story), Standard 17.38 430 7,473
 CCP (1 Story), Standard 22.72 192 4,362
 WCP (1 Story), Standard 42.59 41 1,746

(17) Garages
 Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)
 Base Cost 12.54 768 9,631
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 218,375

Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0, Depr.Cost = 194,354
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 252,660

2017 Est. T.C.V. 009-010-037-60 = 356,537

Est. TCV/Total Floor Area = 251.26, Most recent sale 01/31/2011 for 259,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
167,700	167,700	167,700	128,706	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,600	0	0	1,158	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
178,300	178,300	178,300	129,864	129,864	0

009-010-037-95 2017 Est. T.C.V. DERUITER DONALD & KAREN J TRUST
 Property Class: 402 W PETERSON POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	211.00	45.00	1.0000	1.0000	50	100		10,550
211 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								10,550

2017 Est. T.C.V. 009-010-037-95 = 10,550

Est. TCV/Total Floor Area = 7.43

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,300	5,300	5,300	2,231	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	20	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,300	5,300	5,300	2,251	2,251	0	

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009-010-038-00 2017 Est. T.C.V. MCCREERY ROBERT L TRUST
 Property Class: 401 8670 W PETERSON POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 800/FF	152.00	214.93	1.0000	1.0000	800	100		121,600
152 Actual Front Feet, 0.75 Total Acres Total Est. Land Value =								121,600

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	242	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 1981

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1012 SF Floor Area = 1518 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	89.63	0.00	0.00	1012	90,706

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400

(14) Water/Sewer

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Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 2 Story	3825.00	1	3,825

(16) Porches

WPP, Standard	7.15	648	4,633
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(16) Deck/Balcony

Treated Wood,Standard	7.77	127	987
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(17) Garages

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

Base Cost	16.58	780	12,932
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 170,492

Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 124,459

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 161,797

2017 Est. T.C.V. 009-010-038-00 = 285,772

Est. TCV/Total Floor Area = 188.26, Most recent sale 08/25/2006 for 280,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
139,200	139,200	139,200	114,076	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,700	0	0	1,026	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
142,900	142,900	142,900	115,102	115,102	0	0

009-010-039-00 2017 Est. T.C.V. ADAMS ALAN
 Property Class: 402 X W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP J 250	147.00	444.49	0.7516	1.0000	250	100		27,620
147 Actual Front Feet, 1.50 Total Acres							Total Est. Land Value =	27,620

2017 Est. T.C.V. 009-010-039-00 = 27,620

Est. TCV/Total Floor Area = 18.19

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,200	20,200	20,200	16,385	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-6,400	0	0	-2,585	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,800	13,800	13,800	16,532	13,800	0	

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009-010-039-30	2017 Est. T.C.V.	FLINT CHARLES & TERI A
Property Class: 401		8452 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NON SUB LK FRNT	100.00	757.20	1.0000	1.0000	900	100		90,000
GROUP J 250	156.00	757.20	0.6189	1.0000	250	100		24,138
256 Actual Front Feet, 4.45 Total Acres Total Est. Land Value =								114,138

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	5300	0	0
D/W/P: Asphalt Paving	1.61	1.00	2630	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 10000	10000.00	1.00	1.0	95	9,500
Total Estimated Land Improvements True Cash Value =					9,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+10 Blt 1962

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1884 SF Floor Area = 1884 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	66.87	0.00	0.00	1260	84,256
1	Story Siding	Slab	66.87	-11.32	0.00	624	34,663

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish							
Basement Recreation Finish	11.45		1118			12,801	

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(13) Plumbing							
Average Fixture(s)	760.00		1			760	
3 Fixture Bath	2400.00		1			2,400	

(14) Water/Sewer							
Public Sewer	1162.00		1			1,162	
Well, 100 Feet	2700.00		1			2,700	

(15) Built-Ins & Fireplaces							
Appliance Allowance	1915.00		1			1,915	
Fireplace: Interior 1 Story	3250.00		1			3,250	

(17) Garages							
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost	14.55		1120			16,296	
Common Wall: 1 Wall	-1300.00		1			-1,300	
Mechanical Doors	350.00		3			1,050	
Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)							
Base Cost	10.91		2000			21,820	
Mechanical Doors	350.00		2			700	

County Multiplier = 1.38 => Cost New = 251,813

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 163,679

Separately Depreciated Items:

Unit-in-Place Cost Items:							
BOAT HOUSE (BY SQ FT)	3.75		480			1,800	
County Multiplier = 1.38 =>						2,484	
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,						1,764	

Total Depreciated Cost = 165,442

Parcel Number: 009-010-039-30

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ECF (410- SAPPHERE LAKE AREA) 1.300 => TCV of Bldg: 1 = 215,075

2017 Est. T.C.V. 009-010-039-30 = 338,713

Est. TCV/Total Floor Area = 179.78, Most recent sale 07/01/1998 for 410,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
170,600	170,600	170,600	157,226	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,200	0	1,415	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
169,400	169,400	169,400	158,641	158,641	158,641	

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009-010-040-00 2017 Est. T.C.V. ROSS VICTOR D
 Property Class: 401 X W JENNINGS RD ISLE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	100.00	1200.08	0.7846	1.0000	500	100		39,229
100 Actual Front Feet, 2.75 Total Acres Total Est. Land Value =								39,229

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					4,750

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 616 SF Floor Area = 616 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	54.86	-9.61	-1.89	616	26,710

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	525.00	1	525
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(14) Water/Sewer

Public Sewer	912.00	1	912
Well, 100 Feet	2425.00	1	2,425

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Deck/Balcony

Treated Wood,Standard	6.40	220	1,408
Treated Wood,Standard	6.40	220	1,408
Pine w/Roof,Standard	33.75	34	1,148

(17) Garages

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

Base Cost	19.23	384	7,384
No Floor Deduction	-3.00	384	-1,152

County Multiplier = 1.38 => Cost New = 57,964

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 34,778
 ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 41,734

2017 Est. T.C.V. 009-010-040-00 = 85,713

Est. TCV/Total Floor Area = 139.14

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
44,100	44,100	44,100	32,546	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,200	0	292	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
42,900	42,900	42,900	32,838	32,838	0

009-011-001-00 2017 Est. T.C.V. ROLKA STEVEN R
 Property Class: 402 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	80.00	0.00	1.0000	1.0000	100	100		8,000
Residentia 8 - 17 @\$1900		31.12 Acres			1900	100		59,128
80 Actual Front Feet, 31.12 Total Acres					Total Est.		Land Value =	67,128

2017 Est. T.C.V. 009-011-001-00 = 67,128

Est. TCV/Total Floor Area = 108.97

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,700	36,700	36,700	26,013	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,100	0	0	234	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,600	33,600	33,600	26,247	26,247	0	

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009-011-001-80	2017 Est. T.C.V.	KING DAVID W & FRANCES E
Property Class: 401		1685 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	100.00	544.50	0.8123	1.0000	1500	100		121,838
100 Actual Front Feet, 1.25 Total Acres							Total Est. Land Value =	121,838

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	2200	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	160	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					4,750

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C+10 Blt 1996

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1703 SF Floor Area = 2825 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	107.23	0.00	4.21	928	103,416
1.25	Story Siding	Basement	77.98	0.00	2.67	775	62,504

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
2 Fixture Bath	1600.00	1	1,600

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(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	7.72	505	3,899
WCP (1 Story), Standard	21.31	208	4,432
WCP (1 Story), Standard	25.55	128	3,270
CPP, Standard	15.50	100	1,550

(16) Deck/Balcony

Wood Balcony	17.50	71	1,243
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	18.17	644	11,701
Common Wall: 2 Wall	-2575.00	1	-2,575
Automatic Doors	375.00	1	375
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	14.55	1563	22,742
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 308,836

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 262,511
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 367,515

2017 Est. T.C.V. 009-011-001-80 = 494,103
Est. TCV/Total Floor Area = 174.90, Most recent sale 07/23/2010 for 335,000

Parcel Number: 009-011-001-80

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2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
228,400	228,400	228,400	228,400	0.90		
2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,700	0	0	2,055	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
247,100	247,100	247,100	230,455	230,455	230,455	

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009-011-001-85 2017 Est. T.C.V. ARDELEAN GEROG W & BETTY JANE
 Property Class: 401 1679 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	100.00	450.00	0.8123	1.0000	1500	100		121,838
100 Actual Front Feet, 1.03 Total Acres Total Est. Land Value =								121,838

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	784	0	0
D/W/P: 4in Concrete	3.61	1.00	1000	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	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 1995

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 2130 SF Floor Area = 2130 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Basement 56.88 0.00 0.00 2130 121,154

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Brick Veneer 8.25 448 3,696
 Walk out Basement Door(s) 775.00 1 775

(13) Plumbing
 Average Fixture(s) 760.00 1 760
 3 Fixture Bath 2400.00 1 2,400

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(14) Water/Sewer
 Public Sewer 1162.00 1 1,162
 Well, 100 Feet 2700.00 1 2,700

(15) Built-Ins & Fireplaces
 Appliance Allowance 1915.00 1 1,915
 Fireplace: Interior 1 Story 3250.00 1 3,250

(16) Deck/Balcony
 Treated Wood,Standard 6.56 330 2,165

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 19.20 576 11,059
 Common Wall: 1 Wall -1300.00 1 -1,300
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 207,119
 Notes: PARTIAL BICK SIDING

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 176,051
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 246,472

2017 Est. T.C.V. 009-011-001-85	=	370,685
Est. TCV/Total Floor Area = 174.03, Most recent sale 06/01/1995 for 98,000		
2016 Assessed	MBOR	S.E.V.
175,700	175,700	175,700
	Base for Cap	C.P.I.
	171,385	0.90
2017	New Eq. Adjustment	Loss
	0	9,600
		0
2017 Assessed	MBOR	S.E.V.
	Capped	->Taxable<-
		PRE/MBT

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185,300	185,300	185,300	172,927	172,927	0
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009-011-001-90	2017 Est. T.C.V.	LC COTTAGE PROPERTIES LLC
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1200/FF	20.00	260.00	1.0000	1.0000	1200	100		24,000
20 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	24,000

2017 Est. T.C.V. 009-011-001-90 = 24,000

Est. TCV/Total Floor Area = 11.27, Most recent sale 06/10/2004 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
12,000	12,000	12,000	12,000	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,000	12,000	12,000	12,108	12,000	0

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009-011-001-91 2017 Est. T.C.V. DAVENPORT CHRISTINE M
 Property Class: 401 1669 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	90.00	593.00	0.8383	1.0000	1500	100		113,175
90 Actual Front Feet, 1.23 Total Acres Total Est. Land Value =								113,175

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	4.04	1.00	564	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					4,750

Cost Est. for Res. Bldg: 1 Single Family 2S Cls BC Blt 1999

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2061 SF Floor Area = 3607 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding/Bric	Basement	107.65	0.00	3.25	2061	228,565

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	1025.00	1	1,025

(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	2	7,050

(14) Water/Sewer

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Public Sewer	1487.00	1	1,487
Well, 100 Feet	3050.00	1	3,050

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
Fireplace: 2nd on Same Stack	3200.00	1	3,200

(16) Porches

CCP (1 Story), Standard	30.87	112	3,457
WGEP (1 Story), Standard	43.43	192	8,339

(16) Deck/Balcony

Composite, Standard	7.35	564	4,145
Composite, Standard	12.19	48	585

(17) Garages

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

Base Cost	21.22	992	21,050
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	3	1,275

County Multiplier = 1.38 => Cost New = 400,660

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 320,528

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	13.50	1500	20,250
County Multiplier = 1.38 =>		Cost New =	27,945
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	13,973

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				Total Depreciated Cost =		334,501
ECF (403 - LAKE MISSAUKEE AREA RES)	1.400 =>	TCV of Bldg: 1 =				468,301
<hr/>						
2017 Est. T.C.V. 009-011-001-91				=		586,226
Est. TCV/Total Floor Area = 162.52						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
280,600	280,600	280,600	250,277	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	12,500	0	0	2,252	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
293,100	293,100	293,100	252,529	252,529	0	

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009-011-001-93 2017 Est. T.C.V. DAVENPORT CHRISTINE M
 Property Class: 402 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	90.00	595.32	0.8383	1.0000	1500	100		113,175
90 Actual Front Feet, 1.23 Total Acres							Total Est. Land Value =	113,175

2017 Est. T.C.V. 009-011-001-93 = 113,175

Est. TCV/Total Floor Area = 31.38

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
52,000	52,000	52,000	52,000	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,600	0	0	468	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
56,600	56,600	56,600	52,468	52,468	0

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009-011-001-94	2017 Est. T.C.V.	JANET MARK & SHEREE
Property Class: 401		1717 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
68 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.75	1.00	138	94	1,395
Total Estimated Land Improvements True Cash Value =					1,395

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1629 SF Floor Area = 1629 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	63.20	-10.62	0.00	1095	57,575
1	Story Siding	Crawl Space	62.01	-8.59	0.00	534	28,526

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
Average Fixture(s) 760.00 1 760

(14) Water/Sewer
Public Sewer 1162.00 1 1,162
Well, 100 Feet 2700.00 1 2,700

(15) Built-Ins & Fireplaces Appliance Allowance 1915.00 1 1,915 **Draft Record Card - Printed before March Board of Review**

(16) Porches
WPP, Standard 8.42 420 3,536

(17) Garages
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)
Base Cost 11.14 839 9,346
Mechanical Doors 350.00 2 700

County Multiplier = 1.42 => Cost New = 150,834

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 113,126
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 107,469

Cost Est. for Res. Bldg: 2 Single Family 1S Cls D-10 Blt 0

(11) Heating System: No Heating/Cooling

(Heating system cost adjusted in area(s): 1)

Ground Area = Size for Rates = 383 SF Floor Area = 383 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	57.11	-10.67	-2.25	383	16,925

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
3 Fixture Bath 1650.00 -1 -1,650

County Multiplier = 1.38 => Cost New = 21,079

Notes: FORMERLY 1 ROOM LOG CABIN

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 10,540
ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 2 = 5,270

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2017 Est. T.C.V. 009-011-001-94					=	119,134
Est. TCV/Total Floor Area = 59.21, Most recent sale 10/28/2010 for 34,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
57,000	57,000	57,000	49,366	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,600	0	0	444	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
59,600	59,600	59,600	49,810	49,810		0

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009-011-001-95	2017 Est. T.C.V.	GAFFNEY SUZANNE
Property Class: 401		1675 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
70 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.12	1.00	302	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D+10 Blt 2015

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2339 SF Floor Area = 2339 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	46.07	-7.36	0.72	2339	92,227

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
3 Fixture Bath	1650.00	2	3,300

(14) Water/Sewer

Public Sewer	912.00	1	912
Well, 200 Feet	4400.00	1	4,400

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CCP (1 Story), Standard	29.08	82	2,385
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(17) Garages

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

Base Cost	17.61	806	14,194
Common Wall: 2 Wall	-2375.00	1	-2,375

County Multiplier = 1.38 => Cost New = 161,187

Notes: ADAPTIVE HOME SIZE IS ATYPICAL TO RURAL HOME MEDIAN SQUARE FEET

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 153,127
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 145,471

2017 Est. T.C.V. 009-011-001-95 = 151,421

Est. TCV/Total Floor Area = 64.74, Most recent sale 12/01/1996 for 55,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
85,000	85,000	85,000	85,000	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-9,300	0	-9,300	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
75,700	75,700	75,700	85,765	75,700	75,700	

009-011-001-96 2017 Est. T.C.V. DAVENPORT CHRISTINE M
 Property Class: 402 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	85.00	207.00	0.8528	1.0000	1500	100	EASEMENT	108,737
85 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								108,737

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					4,750

2017 Est. T.C.V. 009-011-001-96 = 113,487
 Est. TCV/Total Floor Area = 48.52, Most recent sale 11/01/2002 for 190,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
52,100	52,100	52,100	52,100	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,600	0	468	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
56,700	56,700	56,700	52,568	52,568	0

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009-011-001-97 2017 Est. T.C.V. DAVENPORT CHRISTINE M
 Property Class: 401 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	100.00	55.00	1.0000	1.0000	50	100		5,000
100 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								5,000

2017 Est. T.C.V. 009-011-001-97 = 5,000

Est. TCV/Total Floor Area = 2.14

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
2,500	2,500	2,500	2,500	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,500	2,500	2,500	2,522	2,500	0

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009-011-001-98 2017 Est. T.C.V. LC COTTAGE PROPERTIES LLC
 Property Class: 401 1667 S DICKERSON RD A & B
 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 D 1500/FF	65.00	268.06	0.9243	1.0000	1500	100		90,120
65 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								90,120

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	600	0	0
D/W/P: 3.5 Concrete	2.98	1.00	238	0	0
Shed: Wood Frame	9.17	1.00	96	94	827
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					5,577

Cost Est. for Res. Bldg: 1 Duplex 1S Cls D Blt 0

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 592 SF Floor Area = 592 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	56.10	-8.28	-0.78	592	27,848
2 Exterior Units, (@6% more) Base cost of Exterior units =							59,037

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	525.00	2	2,100
3 Fixture Bath	1,650.00	1	3,300

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(14) Water/Sewer

Public Sewer	912.00	1	912
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	2	4,940
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County Multiplier = 1.38 => Cost New = 99,172

Notes: A/C ON A ONLY

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 54,545
 ECF (403 - LAKE MISSAUKEE AREA RES) 0.750 => TCV of Bldg: 1 = 40,909

2017 Est. T.C.V. 009-011-001-98 = 136,606

Est. TCV/Total Floor Area = 115.38, Most recent sale 06/12/2006 for 210,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
63,200	63,200	63,200	59,793	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,100	0	538	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,300	68,300	68,300	60,331	60,331	0

009-011-001-99 2017 Est. T.C.V. ADLER KELLY M
 Property Class: 402 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
	0.00	Total Acres			Total Est.	Land Value =		5,000

2017 Est. T.C.V.	009-011-001-99	=	5,000		
Est. TCV/Total Floor Area =	4.22				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2,500	2,500	2,500	325	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	2	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,500	2,500	2,500	327	327	0

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009-011-002-00	2017 Est. T.C.V.	ANDREWS DAVID L REV TRUST
Property Class: 401		1661 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	85.67	252.00	0.8508	1.0000	1500	100		109,333
113 Actual Front Feet, 0.42 Total Acres								Total Est. Land Value = 109,333

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	1400	0	0
Shed: Wood Frame	12.07	1.00	80	71	686
Dock: Light posts	21.31	1.00	338	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.5	95	3,563
Total Estimated Land Improvements True Cash Value =					4,249

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+5 Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 864 SF Floor Area = 1080 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Basement	83.57	0.00	0.00	864	72,204

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish

Basement Recreation Finish	11.45	434	4,969
Walk out Basement Door(s)	775.00	1	775

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(13) Plumbing

Average Fixture(s)	760.00	1	760
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 2 Story	4650.00	1	4,650
Fireplace: Wood Stove	1350.00	1	1,350

(16) Porches

WPP, Standard	7.25	590	4,278
WPP, Standard	12.00	150	1,800

(17) Garages

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

Base Cost	20.15	520	10,478
Automatic Doors	375.00	1	375
Storage area over garage	3.95	350	1,383

County Multiplier = 1.38 => Cost New = 152,350

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 106,645
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 149,303

2017 Est. T.C.V. 009-011-002-00	=	262,885
Est. TCV/Total Floor Area = 243.41, Most recent sale 01/28/2005 for 319,000		
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.		
117,100 117,100 117,100 113,371 0.90		
2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses		

Parcel Number: 009-011-002-00

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	0	14,300	0	0	1,020	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	131,400	131,400	131,400	114,391	114,391	114,391

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009-011-003-00 2017 Est. T.C.V. STEBNER MARK & BEVERLY
 Property Class: 401 1665 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 1300/FF	96.43	213.12	0.8769	1.0000	1300	100		109,931
124 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =								109,931

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	880	71	2,149
Total Estimated Land Improvements True Cash Value =					2,149

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1312 SF Floor Area = 1312 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	60.89	0.00	0.00	1312	79,888

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

Average Fixture(s)	760.00	1	760
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Porches

CCP (1 Story), Standard	20.09	288	5,786
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(16) Deck/Balcony

Treated Wood, Standard	6.45	400	2,580
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(17) Garages

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

Base Cost	17.61	572	10,073
Mechanical Doors	350.00	1	350

(17) Basement Garages

Basement Garage: 1 Car	1550.00	1	1,550
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County Multiplier = 1.38 => Cost New = 155,096

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 108,567

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	600	6,870
County Multiplier = 1.38 =>			Cost New = 9,481
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Depr.Cost = 4,740

Total Depreciated Cost = 113,308
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 158,631

2017 Est. T.C.V. 009-011-003-00 = 270,711

Parcel Number: 009-011-003-00

Page: 2

Est. TCV/Total Floor Area = 206.33, Most recent sale 12/26/2007 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
127,700	127,700	127,700	127,700	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,700		0	0	1,149	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
135,400	135,400	135,400	128,849	128,849	128,849	

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009-011-004-00	2017 Est. T.C.V.	VANHAITSMA DANIEL J & LINDA S
Property Class: 401		7880 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
152 Actual Front Feet, 0.64 Total Acres								Total Est. Land Value = 8,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.39	1.00	672	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 904 SF Floor Area = 904 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	49.58	-8.66	0.66	904	37,588

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
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(14) Water/Sewer

Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	1	2,720

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CGEP (1 Story), Standard	23.85	416	9,922
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(16) Deck/Balcony

Treated Wood, Standard	5.79	480	2,779
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County Multiplier = 1.38 => Cost New = 78,928

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 47,357

Separately Depreciated Items:

(17) Garages

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

Base Cost	14.60	720	10,512
County Multiplier = 1.38 =>			Cost New = 14,507
Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0,			Depr.Cost = 12,476

Total Depreciated Cost = 59,832

ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 53,849

2017 Est. T.C.V. 009-011-004-00 = 63,274

Est. TCV/Total Floor Area = 69.99

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,200	31,200	31,200	23,812	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	0	214	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,600	31,600	31,600	24,026	24,026	0	

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Parcel Number: 009-011-005-00

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236,900	236,900	236,900	153,765	153,765	153,765
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009-011-006-00 2017 Est. T.C.V. ROLKA STEVEN R
 Property Class: 401 1729 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	100.00	125.00	0.8123	1.0000	1500	100		121,838
100 Actual Front Feet, 0.29 Total Acres Total Est. Land Value =								121,838

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1971

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 816 SF Floor Area = 816 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	66.60	0.00	0.00	816	54,346

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

Average Fixture(s)	760.00	1	760
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875

(16) Porches

WPP, Standard	9.78	256	2,504
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(17) Garages

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

Base Cost	19.20	576	11,059
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 111,877

Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0, Depr.Cost = 71,601

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	400	4,580
County Multiplier = 1.38 =>			Cost New = 6,320
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Depr.Cost = 3,160

Total Depreciated Cost = 74,762
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 104,666

2017 Est. T.C.V. 009-011-006-00	=	226,979
Est. TCV/Total Floor Area = 278.16		
2016 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
105,300 105,300 105,300	80,130	0.90
2017 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses

Parcel Number: 009-011-006-00

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0	8,200	0	0	721	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
113,500	113,500	113,500	80,851	80,851	0

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009-011-007-00 2017 Est. T.C.V. GRANADOS JESUS PONCE
 Property Class: 401 7640 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18 -29 @\$2000		29.49 Acres			2000	100		58,980
		29.49 Total Acres					Total Est. Land Value =	58,980

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	8.90	1.00	100	66	587
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,962

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C-5 Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1232 SF Floor Area = 1778 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Slab	89.32	-10.72	0.00	728	57,221
1	Story Siding	Slab	61.52	-10.72	0.00	504	25,603

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	760.00	1	760
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(14) Water/Sewer

Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Porches

CGEP (1 Story), Standard	30.71	240	7,370
CCP (1 Story), Standard	26.04	132	3,437

(17) Garages

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

Base Cost	16.30	1392	22,690
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 177,649

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 124,354
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 118,137

2017 Est. T.C.V. 009-011-007-00 = 180,079

Est. TCV/Total Floor Area = 101.28, Most recent sale 08/31/2005 for 225,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
86,500	86,500	86,500	72,163	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,500	0	649	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,000	90,000	90,000	72,812	72,812	0	

009-011-007-98	2017 Est. T.C.V.	VANHAITSMA DANIEL J & LINDA S
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	30.00	183.00	1.0000	1.0000	50	100		1,500
30 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	1,500

2017 Est. T.C.V. 009-011-007-98	=	1,500			
Est. TCV/Total Floor Area =	0.84				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
800	800	800	408	0.90	
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	3	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
800	800	800	411	411	0

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009-011-008-00	2017 Est. T.C.V.	DICK JAY M & JULIE K JT LIV TRUST
Property Class: 201		7346 W JENNINGS RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
296 Actual Front Feet, 0.79 Total Acres Total Est. Land Value =								8,000

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2008

Costs are taken from the Shed, Equipment, 4 Wall cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Good Percent Adj: +0

Base Rate for Upper Floors = 23.70
Adjusted Square Foot Cost for Upper Floors = 23.70

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 10 Height per Story Multiplier: 1.000
Ave. Floor Area: 1,213 Perimeter: 140 Perim. Multiplier: 1.080
Refined Square Foot Cost for Upper Floors: 25.60

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 35.322

Total Floor Area: 1,213 Base Cost New of Upper Floors = 42,846
Reproduction/Replacement Cost = 42,846
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
Total Depreciated Cost = 35,134

ECF (201A GENERAL COMMERCIAL) 1 0.70 => TCV of Bldg: 1 = 37,593
Replacement Cost/Floor Area= 35.32 Est. TCV/Floor Area= 30.99
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Total Estimated True Cash Value of Commercial/Industrial Buildings = 37,593

2017 Est. T.C.V. 009-011-008-00	=	45,593			
Est. TCV/Total Floor Area = 37.59, Most recent sale 08/11/2011 for 35,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
22,400	22,400	22,400	18,739	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	400	0	0	168	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
22,800	22,800	22,800	18,907	18,907	0

009-011-008-25	2017 Est. T.C.V.	PALLAY DAVID & SHARON
Property Class: 201		W JENNINGS RD
Map #:	LAKE TOWNSHIP	,

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	7000				7000	100		7,000
117 Actual Front Feet,	0.38	Total Acres			Total Est.		Land Value =	7,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.38	96	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2011

Costs are taken from the Shed, Equipment, 4 Wall cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 14.75
Adjusted Square Foot Cost for Upper Floors = 14.75

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 11 Height per Story Multiplier: 1.020
Ave. Floor Area: 816 Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 15.05

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County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 20.762

Total Floor Area: 816 Base Cost New of Upper Floors = 16,942
Reproduction/Replacement Cost = 16,942
Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 85 /100/100/100/85.0
Total Depreciated Cost = 14,401

ECF (201A GENERAL COMMERCIAL) 1.070 => TCV of Bldg: 1 = 15,409
Replacement Cost/Floor Area= 20.76 Est. TCV/Floor Area= 18.88

Total Estimated True Cash Value of Commercial/Industrial Buildings = 15,409

2017 Est. T.C.V. 009-011-008-25	=	22,884			
Est. TCV/Total Floor Area = 28.04, Most recent sale 08/25/2014 for 25,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
11,400	11,400	11,400	9,790	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	88	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,400	11,400	11,400	9,878	9,878	0

009-011-008-33 2017 Est. T.C.V. PEJAKOVICH JOSEPH W & LINDA D
 Property Class: 401 W JENNINGS RD
 Map #: LAKE TOWNSHIP ,

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

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

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	120	50	253
Total Estimated Land Improvements True Cash Value =					253

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2016

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	10.13	1200	12,156
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 17,293

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 17,120
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 16,264

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2017 Est. T.C.V. 009-011-008-33							23,517
Est. TCV/Total Floor Area =	0.00						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
3,500	3,500	3,500	1,543	0.90			
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
8,200	100	0	8,200	13	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
11,800	11,800	11,800	9,756	9,756	0		

009-011-008-75	2017 Est. T.C.V.	JOHNSON LARRY D & SUSAN L TRUST
Property Class: 202		7346 W JENNINGS RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
197 Actual Front Feet,	0.79	Total Acres			Total Est. Land Value =			8,000

2017 Est. T.C.V. 009-011-008-75 = 8,000

Est. TCV/Total Floor Area = 2.36, Most recent sale 07/06/2010 for 7,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,800	3,800	3,800	3,047	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	0	27	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	3,074	3,074	0	

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009-011-009-00 2017 Est. T.C.V. JOHNSON LARRY D & SUSAN L TRUST
 Property Class: 401 7250 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	200.00	98.01	1.0000	1.0000	50	100		10,000
200 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								10,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1184 SF Floor Area = 1184 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	46.80	0.00	0.66	928	44,043
1	Story Siding	Crawl Space	46.80	-8.05	0.66	256	10,089

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 525.00 1 525

(14) Water/Sewer
 Well, 50 Feet 1575.00 1 1,575
 1000 Gal Septic 2720.00 1 2,720

(15) Built-Ins & Fireplaces
 Appliance Allowance 1235.00 1 1,235

(17) Garages
 Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 15.45 624 9,641

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County Multiplier = 1.38 => Cost New = 98,362

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 62,635

Separately Depreciated Items:

Square footage # 2 is depreciated at 89 %Good... Base Cost Was = 10,089
 County Multiplier = 1.38 => Cost New = 13,923
 Phy/Ab.+hy/Func/Econ/Comb.%Good= 24/100/100/100/24.0, Depr.Cost = 3,341

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT) 3.97 72 286
 County Multiplier = 1.38 => Cost New = 394
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 178

Total Depreciated Cost = 66,154
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 62,847

2017 Est. T.C.V. 009-011-009-00 = 72,847

Est. TCV/Total Floor Area = 61.53, Most recent sale 01/29/1982 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
34,900	34,900	34,900	28,513	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	256	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
36,400	36,400	36,400	28,769	28,769	28,769

009-011-010-00	2017 Est. T.C.V.	M HOEWE ENTERPRISES LLC
Property Class: 401		7100 W JENNINGS RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
* Factors *

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

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	2400	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1680 SF Floor Area = 1680 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	54.28	-7.64	0.00	1680	78,355

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
2 Fixture Bath	1325.00	1	1,325

(14) Water/Sewer

Well, 100 Feet	2550.00	1	2,550
1000 Gal Septic	2895.00	1	2,895

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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CCP (1 Story), Standard	24.25	144	3,492
CPP, Standard	25.17	30	755

(17) Garages

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

Base Cost	16.58	720	11,938
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 141,905

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 92,238
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 87,626

2017 Est. T.C.V. 009-011-010-00 = 93,576

Est. TCV/Total Floor Area = 55.70

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
44,400	44,400	44,400	40,481	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,400	0	364	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,800	46,800	46,800	40,845	40,845	0	

009-011-010-50 2017 Est. T.C.V. TACOMA RANDY
 Property Class: 402 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
125 Actual Front Feet, 0.60 Total Acres							Total Est. Land Value =	8,000

2017 Est. T.C.V. 009-011-010-50 = 8,000

Est. TCV/Total Floor Area = 4.76

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,800	3,800	3,800	1,793	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	16	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	1,809	1,809	1,809	

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009-011-011-00 2017 Est. T.C.V. COOPER MARK P
 Property Class: 401 7194 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	270.00	237.00	1.0000	1.0000	65	100		17,550
270 Actual Front Feet, 1.47 Total Acres Total Est. Land Value =								17,550

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	2200	0	0
D/W/P: 4in Ren. Conc.	3.78	1.00	200	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1216 SF Floor Area = 1216 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 57.19 -8.32 0.00 1216 59,426

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 630.00 1 630
 2 Fixture Bath 1325.00 1 1,325

(14) Water/Sewer
 Well, 100 Feet 2550.00 1 2,550
 1000 Gal Septic 2895.00 1 2,895

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(15) Built-Ins & Fireplaces
 Appliance Allowance 1415.00 1 1,415

(16) Porches
 CCP (1 Story), Standard 27.14 112 3,040
 WCP (1 Story), Standard 22.62 160 3,619
 WCP (1 Story), Standard 22.62 160 3,619

(16) Breezeways
 Frame Wall,Finished 27.25 140 3,815

(17) Garages
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 18.20 480 8,736
 Mechanical Doors 350.00 1 350
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 13.65 480 6,552
 Mechanical Doors 350.00 1 350
 Storage area over garage 3.85 120 462
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 13.65 480 6,552
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 145,847

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 94,800
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 90,060

2017 Est. T.C.V. 009-011-011-00 = 109,985
 Est. TCV/Total Floor Area = 90.45, Most recent sale 10/01/1996 for 65,000

Parcel Number: 009-011-011-00

Page: 2

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,300	52,300	52,300	46,060	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	0	414	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,000	55,000	55,000	46,474	46,474	46,474	

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009-011-012-00 2017 Est. T.C.V. SHAFER MONIE J & LINDA M
 Property Class: 401 7150 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
125 Actual Front Feet, 0.68 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.97	1.00	112	61	681
Total Estimated Land Improvements True Cash Value =					681

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1040 SF Floor Area = 1040 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.89	0.00	0.00	1040	61,246

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	11.25	500	5,625
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(13) Plumbing

Average Fixture(s)	630.00	1	630
2 Fixture Bath	1325.00	1	1,325

(14) Water/Sewer

Public Sewer	1,025.00	1	1,025
Well, 50 Feet	1,575.00	1	1,575

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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Deck/Balcony

Treated Wood,Standard	7.46	128	955
Treated Wood,Standard	10.15	48	487

(17) Garages

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

Base Cost	19.98	484	9,670
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 114,648

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 80,253
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 76,241

2017 Est. T.C.V. 009-011-012-00	=	84,922			
Est. TCV/Total Floor Area = 81.66, Most recent sale 04/01/2001 for 65,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
39,800	39,800	39,800	32,922	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	296	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
42,500	42,500	42,500	33,218	33,218	33,218

11:34 AM

009-011-012-50 2017 Est. T.C.V. PIANA MARC
 Property Class: 401 7178 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
150 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.20	1.00	1400	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D+10 Blt 1987

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 1120 SF Floor Area = 1120 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	52.09	-10.11	-0.86	476	19,573
1	Story Siding	Slab	52.09	-10.11	-0.86	644	26,481

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	525.00	1	525
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(14) Water/Sewer

Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	1	2,720

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Deck/Balcony

Treated Wood,Standard	15.57	20	311
Treated Wood,Standard	15.57	20	311

(17) Garages

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

Base Cost	12.04	576	6,935
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 83,962

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 67,170
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 63,811

2017 Est. T.C.V. 009-011-012-50 = 72,286

Est. TCV/Total Floor Area = 64.54, Most recent sale 10/09/2015 for 74,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,000	34,000	34,000	34,000	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,100	0	306	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,100	36,100	36,100	34,306	34,306	34,306	

009-011-013-00 2017 Est. T.C.V. CHISHOLM BRYAN F & MARY JO
 Property Class: 401 7020 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	200.00	444.31	1.0000	1.0000	40	100		8,000
200 Actual Front Feet, 2.04 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1939

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1152 SF Floor Area = 1152 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	47.07	0.00	0.66	1152	54,985

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
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(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2720.00	1	2,720

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Deck/Balcony

Treated Wood,Standard	6.30	240	1,512
Pine w/Roof,Standard	15.80	168	2,654

(17) Garages

Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	17.65	576	10,166
Common Wall: 1 Wall	-1175.00	1	-1,175
Mechanical Doors	325.00	1	325
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	15.03	672	10,100
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 117,228

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 70,337
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 63,303

2017 Est. T.C.V. 009-011-013-00 = 71,778

Est. TCV/Total Floor Area = 62.31, Most recent sale 03/25/2016 for 71,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
35,700	35,700	35,700	30,571	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	5,329	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,900	35,900	35,900	30,846	35,900	0

009-011-015-00 2017 Est. T.C.V. SCAFE DOUGLAS G & JANE E
 Property Class: 401 7062 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
125 Actual Front Feet, 1.09 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	1000	0	0
D/W/P: 4in Concrete	3.35	1.00	504	0	0
Fencing: Wire Mesh, #9	1.87	1.00	467	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1040 SF Floor Area = 1040 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 58.89 -8.67 0.00 1040 52,229

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 630.00 1 630

(14) Water/Sewer
 Well, 100 Feet 2550.00 1 2,550
 1000 Gal Septic 2895.00 1 2,895

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(15) Built-Ins & Fireplaces
 Appliance Allowance 1415.00 1 1,415

(16) Deck/Balcony
 Treated Wood,Standard 6.43 280 1,800

(17) Garages
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 17.14 672 11,518
 Common Wall: 1 Wall -1225.00 1 -1,225
 Automatic Doors 375.00 1 375
 Mechanical Doors 350.00 1 350
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 11.14 768 8,556
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 112,391
 Notes: REMODEL 1990 & 2014

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 67,435
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 60,691

2017 Est. T.C.V. 009-011-015-00 = 69,166

Est. TCV/Total Floor Area = 66.51, Most recent sale 05/12/2016 for 70,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
31,700	31,700	31,700	28,084	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	6,516	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
34,600	34,600	34,600	28,336	34,600	0

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009-011-016-00 2017 Est. T.C.V. HEEREN ERIC
 Property Class: 402 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
125 Actual Front Feet, 0.98 Total Acres							Total Est. Land Value =	8,000

2017 Est. T.C.V. 009-011-016-00 = 8,000

Est. TCV/Total Floor Area = 7.69, Most recent sale 02/16/2007 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,800	3,800	3,800	3,264	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	0	29	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	3,293	3,293	3,293	

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009-011-017-00 2017 Est. T.C.V. TACOMA RANDY L
 Property Class: 401 7112 RAILROAD ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
125 Actual Front Feet, 0.29 Total Acres Total Est. Land Value =								5,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1989

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
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Other Additions/Adjustments	Rate	Size	Cost
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(17) Garages

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

Base Cost	14.55	1280	18,624
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 26,667

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 21,334
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 20,267

2017 Est. T.C.V. 009-011-017-00 = 25,267

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
12,000	12,000	12,000	9,706	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	87	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBI
12,600	12,600	12,600	9,793	9,793	9,793

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009-011-019-00 2017 Est. T.C.V. SHIPPY RICHARD R
 Property Class: 402 S ARBUTUS AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
147 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-011-019-00 = 5,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
2,500	2,500	2,500	2,500	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,500	2,500	2,500	2,522	2,500	0

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009-011-020-00 2017 Est. T.C.V. OWSTON JOAN
 Property Class: 402 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	7000				7000	100		7,000
200 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	7,000

2017 Est. T.C.V. 009-011-020-00 = 7,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	2,034	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	18	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	2,052	2,052	2,052	

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009-011-021-00 2017 Est. T.C.V. MISSAUKEE COUNTY ROAD COMMISSION
 Property Class: 700
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R-Ref.R - REFERENCE (099)
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			0.629		Acres	0	100	0
		0.63	Total Acres				Total Est. Land Value =	0

2017 Est. T.C.V.	009-011-021-00	=	0		
Est. TCV/Total Floor Area =	0.00				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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009-011-022-00 2017 Est. T.C.V. ROY MARK D & SHEILA M
 Property Class: 402 RAILROAD ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	7000				7000	100		7,000
150 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	7,000

2017 Est. T.C.V. 009-011-022-00 = 7,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	1,653	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	14	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	1,667	1,667	0	

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009-011-022-50	2017 Est. T.C.V.	ANDERSEN CHRISTIAN J
Property Class: 402		MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	7000				7000	100		7,000
140 Actual Front Feet, 0.31			Total Acres				Total Est. Land Value =	7,000

2017 Est. T.C.V. 009-011-022-50 = 7,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/13/2009 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	3,047	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	27	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	3,074	3,074	0	

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009-011-023-00 2017 Est. T.C.V. HUXTABLE THOMAS E & DENISE M
 Property Class: 402 RAILROAD ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
150 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-011-023-00 = 5,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 11/14/2008 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
2,500	2,500	2,500	2,500	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,500	2,500	2,500	2,522	2,500	0

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009-011-024-00 2017 Est. T.C.V. HEEREN ERIC
 Property Class: 401 S MAYFLOWER AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
150 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								5,000

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

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
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Other Additions/Adjustments	Rate	Size	Cost
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(17) Garages

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

Base Cost	11.48	768	8,817
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 12,615

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 10,092
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 9,588

2017 Est. T.C.V. 009-011-024-00 = 14,588

Est. TCV/Total Floor Area = 0.00, Most recent sale 02/16/2007 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
7,000	7,000	7,000	6,965	0.90
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	62	0
2017 Assessed	MBOR	S.E.V.	Capped ->Taxable<-	PRE/MBI
7,300	7,300	7,300	7,027	7,027

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009-011-025-00 2017 Est. T.C.V. BORSUM ERVIN & BETTY J TRUST
 Property Class: 401 1931 S ROSE ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	250.00	79.11	1.0000	1.0000	50	100		12,500
250 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								12,500

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

(11) Heating System: No Heating/Cooling
 Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost

Other Additions/Adjustments Rate Size Cost

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 20.90 480 10,032
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 14,327

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 11,462
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 10,889

2017 Est. T.C.V. 009-011-025-00 = 23,389
 Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
11,400	11,400	11,400	6,413	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	57	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBI
11,700	11,700	11,700	6,470	6,470	6,470

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009-011-026-78	2017 Est. T.C.V.	MISSAUKEE COUNTY ROAD COMMISSION
Property Class: 700		S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F & SURPL	30.00	140.00	1.3512	1.0000	800	100		32,429
30 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	32,429

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	60	94	213
Total Estimated Land Improvements True Cash Value =					213

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2016
Description of Occupancy: PUBLIC TOILET

Costs are taken from the Shed, Equipment, 4 Wall cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 21.70
Adjusted Square Foot Cost for Upper Floors = 21.70

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.960
Ave. Floor Area: 108 Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 20.83

County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 29.581

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Total Floor Area: 108	Base Cost New of Upper Floors =	3,195
	Reproduction/Replacement Cost =	3,195
Eff.Age:1	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0	
	Total Depreciated Cost =	3,067
ECF (090 - TAX EXEMPT)	0.550 => TCV of Bldg: 1 =	1,687
Replacement Cost/Floor Area= 29.58	Est. TCV/Floor Area= 15.62	
Total Estimated True Cash Value of Commercial/Industrial Buildings =		1,687

2017 Est. T.C.V. 009-011-026-78	=	0			
Est. TCV/Total Floor Area = 0.00					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-012-001-00 2017 Est. T.C.V. DUTCHMAN PROPERTIES LLC
 Property Class: 102 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 30 - 65 ACRES		33.49 Acres	3600	100				120,564
		33.49 Total Acres	Total Est. Land Value =					120,564

2017 Est. T.C.V. 009-012-001-00 = 120,564

Est. TCV/Total Floor Area = 1116.33, Most recent sale 01/01/2004 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
62,000	62,000	62,000	36,444	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,700	0	327	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,300	60,300	60,300	36,771	36,771	36,771	

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009-012-001-20	2017 Est. T.C.V.	LAKE CITY SOUTHERN BAPTIST
Property Class: 700		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	435.90	500.00	1.0000	1.0000	40	100		17,436
436 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								17,436

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Auditorium cost schedules.

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

Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 99.60

(10) Heating system: Forced Air Furnace Cost/SqFt: -4.30 100%
Adjusted Square Foot Cost for Upper Floors = 95.30

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.650
Ave. Floor Area: 2,300 Perimeter: 192 Perim. Multiplier: 1.180
Refined Square Foot Cost for Upper Floors: 73.10

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 100.871

Total Floor Area: 2,300 Base Cost New of Upper Floors = 232,004

Reproduction/Replacement Cost = 232,004

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 139,202

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ECF (090 - TAX EXEMPT) 0.550 => TCV of Bldg: 1 = 76,561

Replacement Cost/Floor Area= 100.87 Est. TCV/Floor Area= 33.29

Total Estimated True Cash Value of Commercial/Industrial Buildings = 76,561

2017 Est. T.C.V. 009-012-001-20 = 0

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	0

009-012-002-00 2017 Est. T.C.V. RAMACKER HEATHER L
 Property Class: 401 6550 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99	@\$5500	2.82	Acres	5500	100		15,510
2.82 Total Acres Total Est. Land Value =								15,510

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.35	1.00	870	0	0
D/W/P: Crushed Rock	1.22	1.00	4125	0	0
Pool: Plastic	28.65	1.00	500	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 10000	10000.00	1.00	1.0	95	9,500
Total Estimated Land Improvements True Cash Value =					9,500

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1912

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1393 SF Floor Area = 1741 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.25 Story Siding Crawl Space 64.79 -8.03 0.00 1393 79,067

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 630.00 1 630
 3 Fixture Bath 1975.00 1 1,975

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(14) Water/Sewer
 Well, 50 Feet 1575.00 1 1,575
 1000 Gal Septic 2895.00 1 2,895

(15) Built-Ins & Fireplaces
 Appliance Allowance 1415.00 1 1,415
 Fireplace: Direct-Vented Gas 925.00 1 925

(16) Porches
 CGEP (1 Story), Standard 52.74 60 3,164
 WPP, Standard 12.86 119 1,530
 WPP, Standard 6.85 711 4,870

(17) Garages
 Class:CD Exterior: Pole Foundation: 42 Inch (Unfinished)
 Base Cost 14.83 496 7,356
 Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 145,973

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 103,641
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 98,459

Ag. Bld 1 1900, 4 Wall Barn, General Purpose Class:D,Pole Quality:Average
 Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:
 Rate Height-%Adj Perim.-%Adj Heat-Adj Size CountyMult. Cost New
 14.15 0.946 0.996 0.00 2400 1.38 44,157
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/ 25/100/8.8, Depr.Cost = 3,864
 ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 4,250

Total Estimated True Cash Value of Agricultural Buildings = 4,250

2017 Est. T.C.V. 009-012-002-00 = 127,719

Parcel Number: 009-012-002-00

Page: 2

Est. TCV/Total Floor Area = 73.36, Most recent sale 04/15/2015 for 127,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
60,900	60,900	60,900	60,900	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,000	0	0	548	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
63,900	63,900	63,900	61,448	61,448	61,448	

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009-012-003-00 2017 Est. T.C.V. DEBOER ROBERT
 Property Class: 401 6780 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$1900		8.10 Acres	1900	100				15,390
		8.10 Total Acres	Total Est. Land Value =					15,390

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	1200	71	1,372
Total Estimated Land Improvements True Cash Value =					1,372

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1296 SF Floor Area = 2016 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	96.44	-10.60	0.00	720	61,805
1	Story Siding	Basement	61.00	0.00	0.00	576	35,136

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	760.00	1	760
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Deck/Balcony

Treated Wood,Standard	6.36	472	3,002
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(17) Garages

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

Base Cost	10.46	960	10,042
Mechanical Doors	350.00	1	350

(17) Basement Garages

Basement Garage: 2 Car	2100.00	1	2,100
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 169,525

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 118,668
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 106,801

2017 Est. T.C.V. 009-012-003-00 = 123,563

Est. TCV/Total Floor Area = 61.29

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
62,200	62,200	62,200	51,870	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-400	0	466	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
61,800	61,800	61,800	52,336	52,336	52,336	

009-012-003-80	2017 Est. T.C.V.	DEBOER RONALD D
Property Class: 401		6700 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99	@\$5500	2.00	Acres	5500	100		11,000
			2.00	Total Acres			Total Est. Land Value =	11,000

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C-5 Blt 1998

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 832 SF Floor Area = 1040 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	76.25	0.00	0.00	832	63,440

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
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(14) Water/Sewer

Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WGEP (1 Story), Standard	48.08	80	3,846
WCP (1 Story), Standard	19.93	256	5,102

(17) Garages

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

Base Cost	14.67	864	12,675
Mechanical Doors	350.00	2	700

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County Multiplier = 1.38 => Cost New = 130,028

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 114,425
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 108,704

2017 Est. T.C.V. 009-012-003-80 = 119,704

Est. TCV/Total Floor Area = 115.10

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
56,600	56,600	56,600	45,347	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,300	0	0	408	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
59,900	59,900	59,900	45,755	45,755	45,755	

009-012-005-20 2017 Est. T.C.V. GUNNERSON MATTHEW
 Property Class: 402 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

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

2017 Est. T.C.V. 009-012-005-20 = 7,000

Est. TCV/Total Floor Area = 6.73

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	1,378	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	12	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	1,390	1,390	0	

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009-012-005-25 2017 Est. T.C.V. ACM VISION V LLC
 Property Class: 402 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	7000				7000	100		7,000
185 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	7,000

2017 Est. T.C.V. 009-012-005-25 = 7,000

Est. TCV/Total Floor Area = 6.73, Most recent sale 09/10/2004 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
3,500	3,500	3,500	3,500	0.90

2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,500	3,500	3,500	3,531	3,500	0

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009-012-005-30	2017 Est. T.C.V.	KUTCHER RAYMOND J & JOHANNA
Property Class: 201		6330 W JENNINGS RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 75/FF	185.00	170.00	1.0000	1.0000	75	100		13,875
185 Actual Front Feet, 0.72 Total Acres Total Est. Land Value =								13,875

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1970
Description of Occupancy: CAL 2

Costs are taken from the Multiple Residence cost schedules.
<<<<<< Calculator Cost Computations >>>>>>
Class: D,Siding Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 50.55

(10) Heating system: Wall or Floor Furnace Cost/SqFt: -1.80 100%
Adjusted Square Foot Cost for Upper Floors = 48.75

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.970
Total Floor Area: 2,432 # of Units: 4 Perim. Multiplier: 1.063
Refined Square Foot Cost for Upper Floors: 50.27

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 69.370

Total Floor Area: 2,432 Base Cost New of Upper Floors = 168,707

Reproduction/Replacement Cost = 168,707
Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0
Total Depreciated Cost = 82,666

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<<<<<< Segregated Cost Computations >>>>>>
Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost
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(39) Miscellaneous
Miscellaneous Built-in Construction:
Appliance Allowance, Owner Occupied 1 Up 1150.00 4 1.000 1.000 4600

Total Base Cost of Lump-Sum Items = 4600
Total Base Cost New = 4600

County Multiplier: 1.38 Architectural Multiplier: 1.00 Combined: 1.380

Reproduction/Replacement Cost = 6,348
Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0
Total Depreciated Cost = 3,111

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 1 = 84,061
Replacement Cost/Floor Area= 71.98 Est. TCV/Floor Area= 34.56

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1989
Description of Occupancy: CARPORT CAL 57

Costs are taken from the Shed, Utility, 3 Wall cost schedules.
<<<<<< Calculator Cost Computations >>>>>>
Class: D,Pole Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 6.20

Adjusted Square Foot Cost for Upper Floors = 6.20

0 Stories Number of Stories Multiplier: 1.000

Parcel Number: 009-012-005-30 Page: 2

Average Height per Story: 0 Height per Story Multiplier: 0.960
Ave. Floor Area: 0 Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 5.95

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 8.214

Total Floor Area: 480 Base Cost New of Upper Floors = 3,943
Reproduction/Replacement Cost = 3,943
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
Total Depreciated Cost = 1,735
ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 2 = 1,700
Replacement Cost/Floor Area= 8.21 Est. TCV/Floor Area= 3.54

Total Estimated True Cash Value of Commercial/Industrial Buildings = 85,761

2017 Est. T.C.V. 009-012-005-30 = 99,636

Est. TCV/Total Floor Area = 34.22, Most recent sale 09/01/2000 for 125,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,200	38,200	38,200	37,010	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,600	0	0	333	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,800	49,800	49,800	37,343	37,343	0	

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009-012-005-38	2017 Est. T.C.V.	ANTCLIFF WILLIAM E TRUSTEE
Property Class: 201		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 75/FF	145.00	193.00	1.0000	1.0000	75	100		10,875
145 Actual Front Feet, 0.64 Total Acres Total Est. Land Value =								10,875

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2007

Costs are taken from the Shed, Utility, 4 Wall cost schedules.

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 11.65

Adjusted Square Foot Cost for Upper Floors = 11.65

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 12 Height per Story Multiplier: 1.040
Ave. Floor Area: 2,400 Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 12.12

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 16.720

Total Floor Area: 2,400 Base Cost New of Upper Floors = 40,128

Reproduction/Replacement Cost = 40,128

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0
Total Depreciated Cost = 36,115

ECF (201A GENERAL COMMERCIAL) 1.070 => TCV of Bldg: 1 = 38,643
Replacement Cost/Floor Area= 16.72 Est. TCV/Floor Area= 16.10
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Total Estimated True Cash Value of Commercial/Industrial Buildings = 38,643

2017 Est. T.C.V. 009-012-005-38 = 49,518

Est. TCV/Total Floor Area = 20.63, Most recent sale 12/27/2006 for 9,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,600	24,600	24,600	16,667	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	150	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,800	24,800	24,800	16,817	16,817	0	

009-012-005-60	2017 Est. T.C.V.	HARTFORD MICHAEL R & JANET E
Property Class: 402		W RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000		10.01	Acres		3000	100		30,030
		10.01	Total Acres				Total Est. Land Value =	30,030

2017 Est. T.C.V. 009-012-005-60	=	30,030			
Est. TCV/Total Floor Area =	0.00				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
10,500	10,500	10,500	5,767	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,500	0	0	51	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,000	15,000	15,000	5,818	5,818	5,818

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009-012-005-95 2017 Est. T.C.V. SHARP BRETT A & EMILY B
 Property Class: 401 6420 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	204.49	236.45	1.0000	1.0000	65	100		13,292
204 Actual Front Feet, 1.11 Total Acres Total Est. Land Value =								13,292

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.24	1.00	288	0	0
Shed: Wood Frame	11.06	1.00	120	50	663
Total Estimated Land Improvements True Cash Value =					663

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1400 SF Floor Area = 1400 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	60.24	0.00	0.00	1400	84,336

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	11.45	180	2,061
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(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400

(14) Water/Sewer

Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	9.09	320	2,909
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(17) Garages

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

Base Cost	22.65	576	13,046
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 154,956

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 108,469
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 103,046

2017 Est. T.C.V. 009-012-005-95 = 117,001

Est. TCV/Total Floor Area = 83.57, Most recent sale 12/04/2015 for 120,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
51,900	51,900	51,900	51,900	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,600	0	467	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,500	58,500	58,500	52,367	52,367	52,367	

009-012-006-00	2017 Est. T.C.V.	MURRAY RONALD JR & DONNA
Property Class: 401		6480 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	233.00	300.99	1.0000	1.0000	40	100		9,320
233 Actual Front Feet, 1.61 Total Acres Total Est. Land Value =								9,320

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	552	50	949
Total Estimated Land Improvements True Cash Value =					949

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1792 SF Floor Area = 1792 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	61.19	0.00	0.00	1792	109,652

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400

(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	3085.00	1	3,085

(15) Built-Ins & Fireplaces
Appliance Allowance 1915.00 1 1,915 **Draft Record Card - Printed before March Board of Review**

(17) Garages

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

Base Cost	19.20	576	11,059
Common Wall: 1 Wall	-1300.00	1	-1,300

County Multiplier = 1.38 => Cost New = 178,222

Phy/Ab.Phy/Func/Econ/Comb.%Good= 68/100/100/100/68.0, Depr.Cost = 121,191
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 115,132

2017 Est. T.C.V. 009-012-006-00 = 125,401

Est. TCV/Total Floor Area = 69.98, Most recent sale 01/01/2003 for 110,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
59,300	59,300	59,300	54,355	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,400	0	0	489	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
62,700	62,700	62,700	54,844	54,844	54,844

009-012-008-00 2017 Est. T.C.V. MARTIN LOLA S
 Property Class: 401 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	209.00	231.00	1.0000	1.0000	40	100		8,360
209 Actual Front Feet, 1.11 Total Acres Total Est. Land Value =								8,360

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D-10 Blt 1934

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 1094 SF Floor Area = 1094 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	42.82	-8.32	-2.25	1094	35,282

Other Additions/Adjustments	Rate	Size	Cost
County Multiplier = 1.38 =>		Cost New =	48,688

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,	Depr.Cost =	26,779
ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 =		24,101
20 % Completed => Est. True Cash Value 2017 =		4,820

2017 Est. T.C.V. 009-012-008-00	=	13,180			
Est. TCV/Total Floor Area = 12.05					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
6,600	6,600	6,600	5,416	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	48	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,600	6,600	6,600	5,464	5,464	0

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009-012-009-00 2017 Est. T.C.V. SOLTOW JACK D TRUST
 Property Class: 401 6990 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
185 Actual Front Feet, 0.88 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	470	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	100	0	0
Shed: Wood Frame	11.53	1.00	96	50	554
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,929

Cost Est. for Res. Bldg: 1 Single Family 1S C1s C+5 B1t 1950

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 975 SF Floor Area = 975 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	70.94	0.00	0.00	975	69,167

Other Additions/Adjustments	Rate	Size	Cost
(9) Basement Finish			
Basement Recreation Finish	11.45	975	11,164
Walk out Basement Door(s)	775.00	1	775

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(13) Plumbing
 Average Fixture(s) 760.00 1 760

(14) Water/Sewer
 Well, 50 Feet 1575.00 1 1,575
 1000 Gal Septic 3085.00 1 3,085

(15) Built-Ins & Fireplaces
 Appliance Allowance 1915.00 1 1,915
 Fireplace: Wood Stove 1350.00 1 1,350

(16) Porches
 WCP (1 Story), Standard 31.86 74 2,358
 WPP, Standard 7.99 470 3,755
 WPP, Standard 12.43 138 1,715

(17) Garages
 Class:C Exterior: Block Foundation: 42 Inch (Unfinished)
 Base Cost 19.37 599 11,603
 Mechanical Doors 350.00 2 700

County Multiplier = 1.38 => Cost New = 151,691

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 106,184
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 100,875

2017 Est. T.C.V. 009-012-009-00 = 111,804
 Est. TCV/Total Floor Area = 114.67, Most recent sale 08/26/2011 for 47,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
52,700	52,700	52,700	46,111	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,200	0	0	414	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-012-009-00

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55,900	55,900	55,900	46,525	46,525	0
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Parcel Number: 009-012-011-00

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2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	27,900	0	0	22,467	0	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	27,900	27,900	27,900	22,467	22,467	22,467

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009-012-012-00 2017 Est. T.C.V. MOODY DOUGLAS L & DIANA
 Property Class: 402 S GREEN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *		MEETS&BOUNDS PARCEL		
Description	Frontage	Depth	Rate %Adj. Reason	Value
<Site Value F> SITE	\$10000		10000 100	10,000
103 Actual Front Feet, 1.03 Total Acres Total Est. Land Value =				10,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost

Other Additions/Adjustments Rate Size Cost

(14) Water/Sewer
 Well, 50 Feet 1575.00 1 1,575
 1000 Gal Septic 2895.00 1 2,895

County Multiplier = 1.38 => Cost New = 6,169

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 6,107
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 5,802

2017 Est. T.C.V. 009-012-012-00 = 15,802

Est. TCV/Total Floor Area = 0.00, Most recent sale 02/19/2016 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,700	7,700	7,700	5,254	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	47	0
2017 Assessed	MBOR	S.E.V.	Capred	>Taxable<	PRE/MBT
7,900	7,900	7,900	5,301	5,301	0

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009-012-013-50 2017 Est. T.C.V. ALL SEASONS CAR CARE LLC
 Property Class: 201 1760 S MOREY RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M66 N OF JENNIN	100.00	225.00	1.0000	0.0000	350	100*		0
GRAGE C 40/FF	20.00	225.00	1.0000	0.0000	40	100*	SURPLUS	0
COMMERCIAL \$1/SQFT			0.62 Acres		43560	100		27,007
* denotes lines that do not contribute to the total acreage calculation.								
120 Actual Front Feet, 0.62 Total Acres Total Est. Land Value =								27,007

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.42	6000	50	6,433
Total Estimated Land Improvements True Cash Value =					6,433

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1995

Description of Occupancy: CAR WASH UIP 14

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost	
Total Base Cost New =							0

County Multiplier: 1.42 Architectural Multiplier: 0.00 Combined: 0.000

Reproduction/Replacement Cost = 0

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0

Total Depreciated Cost = 0

Unit in Place Items

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Unit in Place Items	Rate	Quantity	Cnty.	Arch.	%Good	Depr. Cost
SELF-SERV TRUCK	34.75	480	1.42	1.00	65	15,396
SELF-SERV	34.75	480	1.42	1.00	65	15,396
SELF-SERV	34.75	480	1.42	1.00	65	15,396
TOUCHLESS	51.00	800	1.42	1.00	65	37,658
EQP ROOM	52.25	510	1.42	1.00	65	24,596
EQP FOR SELF SERVE	5750.00	3	1.42	1.00	65	15,922
AUTO WASH EQP	30000.00	1	1.42	1.00	65	27,690
VAC	950.00	3	1.42	1.00	65	2,631
CHANGE MACHINE	2450.00	1	1.42	1.00	65	2,261

ECF (201C COMMERCIAL GROUP C) 0.800 => TCV of Bldg: 1 = 125,556
 Replacement Cost/Floor Area= 87.80 Est. TCV/Floor Area= 45.66

Total Estimated True Cash Value of Commercial/Industrial Buildings = 125,556

2017 Est. T.C.V. 009-012-013-50 = 158,996

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/23/2006 for 119,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
83,200	83,200	83,200	83,200	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,700	0	-3,700	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
79,500	79,500	79,500	83,948	79,500	0

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009-012-014-00 2017 Est. T.C.V. PARSONS CHARLES R & SUSAN
 Property Class: 401 1776 S MOREY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M-55/66 \$300	100.00	150.00	1.0000	0.0000	300	100*		0
COMMERCIAL \$1/SQFT			0.34 Acres		43560	100		14,985
* denotes lines that do not contribute to the total acreage calculation.								
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								14,985

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	13.42	1.00	24	66	213
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					1,183

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

(11) Heating System: Forced Heat & Cool

(Heating system cost adjusted in area(s): 1)

Ground Area = Size for Rates = 1276 SF Floor Area = 1276 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	61.17	0.00	-3.75	1276	73,268

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
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(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	3085.00	1	3,085

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Deck/Balcony

Roof Cover Only, Standard	12.85	131	1,683
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County Multiplier = 1.38 => Cost New = 113,555

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 68,133
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 61,320

2017 Est. T.C.V. 009-012-014-00 = 77,488

Est. TCV/Total Floor Area = 60.73

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,500	38,500	38,500	37,825	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	340	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,700	38,700	38,700	38,165	38,165	0	

009-012-015-00 2017 Est. T.C.V. ANDRASH STEPHEN & PATRICIA
 Property Class: 401 1800 S MOREY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B GRADE 125/FF	50.00	150.00	1.0000	1.0000	125	100		6,250
50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								6,250

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

< Cost Estimates for Res. Building: 1 Mobile Home Class: Low Quality >

(11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	31.07	-0.80	0	720	21,794

Other Additions/Adjustments Rate Size Cost

(2) Skirting							
Metal Enamel			5.43			144	782

(9) Foundation							
Foundation Wall: Concrete			7.13			0	0

(14) Water/Sewer							
Public Sewer			912.00			1	912
Well, 100 Feet			2425.00			1	2,425

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(15) Built-Ins & Fireplaces							
Appliance Allowance			1235.00			1	1,235

(16) Porches							
CCP (1 Story), Standard			18.45			288	5,314

County Multiplier = 1.38 => Cost New = 44,797

Notes: Travelo Ser #26485

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,	Depr.Cost =	15,679
ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 =		7,840

2017 Est. T.C.V. 009-012-015-00 = 14,565

Est. TCV/Total Floor Area = 20.23, Most recent sale 01/22/2007 for 27,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,600	7,600	7,600	6,820	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-300	0	0	61	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,300	7,300	7,300	6,881	6,881	0	

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009-012-016-00 2017 Est. T.C.V. VENHUIZEN PHILLIP D & ANNA C
 Property Class: 401 6022 W JAMES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B GRADE 125/FF	50.00	150.00	1.0000	1.0000	125	100		6,250
50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								6,250

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	448	0	0
Shed: Wood Frame	10.75	1.00	80	50	430
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					905

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1983

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 984 SF Floor Area = 984 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.53	-8.80	0.00	984	49,918

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	1	1,975

(14) Water/Sewer

Public Sewer	1025.00	1	1,025
Well, 100 Feet	2550.00	1	2,550

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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(17) Garages

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

Base Cost	19.20	528	10,138
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 92,151

Phy/Ab.Phy/Func/Econ/Comb.%Good= 68/100/100/100/68.0, Depr.Cost = 62,663
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 59,529

2017 Est. T.C.V. 009-012-016-00 = 66,684
 Est. TCV/Total Floor Area = 67.77, Most recent sale 09/05/2014 for 67,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
31,600	31,600	31,600	29,688	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,700	0	267	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
33,300	33,300	33,300	29,955	29,955	29,955

009-012-017-00 2017 Est. T.C.V. KRAFVE LOIS A TRUSTEE
 Property Class: 401 W JAMES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$1900		12.96 Acres	1900		100			24,624
		12.96 Total Acres					Total Est. Land Value =	24,624

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

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
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Other Additions/Adjustments Rate Size Cost

(13) Plumbing

3 Fixture Bath			1650.00			-1	-1,650
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(14) Water/Sewer

Well, 50 Feet			1575.00			1	1,575
1000 Gal Septic			2720.00			1	2,720

(17) Garages

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

Base Cost			10.26			832	8,536
Mechanical Doors			325.00			1	325

County Multiplier = 1.38 => Cost New = 15,879

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 11,115
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.800 => TCV of Bldg: 1 = 10,004

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2017 Est. T.C.V. 009-012-017-00 = 34,628

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
18,600	18,600	18,600	16,524	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,300	0	0	148	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,300	17,300	17,300	16,672	16,672	0	

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009-012-018-00	2017 Est. T.C.V.	PAMIDA STORES OPERATING CO LLC
Property Class: 201		1960 S MOREY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M66 N OF JENNIN	210.00	308.00	1.0000	0.0000	350	100*		0
COMMERCIAL \$1/SQFT			1.49 Acres		43560	100		64,687
* denotes lines that do not contribute to the total acreage calculation.								
210 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =								64,687

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value	
Commercial/Industrial Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
PAVING	1.00	1.00	35750.0	50	100	17,875
Total Estimated Land Improvements True Cash Value =						17,875

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1980

Costs are taken from the Store, Discount cost schedules.

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

Class: S Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 44.15

(10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 44.15

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 14 Height per Story Multiplier: 0.950
Ave. Floor Area: 17,296 Perimeter: 500 Perim. Multiplier: 0.877
Refined Square Foot Cost for Upper Floors: 36.78

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County Multiplier: 1.36, Final Square Foot Cost for Upper Floors = 50.026

Total Floor Area: 17,296 Base Cost New of Upper Floors = 865,244
Reproduction/Replacement Cost = 865,244
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0
Total Depreciated Cost = 311,488

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost
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(39) Miscellaneous

Canopies & Marquees:

Wood Frame	1 Up	16.25	1170	1.000	1.000	19013
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Total Base Cost of Lump-Sum Items = 19013
Total Base Cost New = 19013

County Multiplier: 1.36 Architectural Multiplier: 0.25 Combined: 0.340

Reproduction/Replacement Cost = 6,464
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0
Total Depreciated Cost = 2,327

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
STEEL SHIPPING DOCK	23.28	108	1.36 1.00	94	3,214

ECF (201C COMMERCIAL GROUP C) 0.800 => TCV of Bldg: 1 = 253,623
Replacement Cost/Floor Area= 50.60 Est. TCV/Floor Area= 14.66

Parcel Number: 009-012-018-00 Page: 2

Total Estimated True Cash Value of Commercial/Industrial Buildings = 253,623

2017 Est. T.C.V. 009-012-018-00					=	336,185
Est. TCV/Total Floor Area = 19.44, Most recent sale 01/08/2008 for 350,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
180,500	180,500	180,500	180,500	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-12,400	0	0	-12,400	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
168,100	168,100	168,100	182,124	168,100	0	

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009-012-018-25 2017 Est. T.C.V. PARTS PLUS REAL ESTATE LLC
 Property Class: 202 S MOREY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M-55/66 \$300	168.00	308.00	1.0000	0.0000	300	100*		0
COMMERCIAL \$.75/SQFT			1.19 Acres		32670	100		38,812
* denotes lines that do not contribute to the total acreage calculation.								
168 Actual Front Feet, 1.19 Total Acres Total Est. Land Value =								38,812

2017 Est. T.C.V. 009-012-018-25 = 38,812

Est. TCV/Total Floor Area = 2.24

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,400	19,400	19,400	9,161	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	82	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,400	19,400	19,400	9,243	9,243	0	

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009-012-018-75 2017 Est. T.C.V. BRANDT GREGORY A & JEANENE S TTEE
 Property Class: 201 1964 S MOREY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES
 * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 M66 N OF JENNIN 49.00 308.00 1.0000 0.0000 350 100* 0
 COMMERCIAL \$.75/SQFT 0.35 Acres 32670 100 11,304
 * denotes lines that do not contribute to the total acreage calculation.
 49 Actual Front Feet, 0.35 Total Acres Total Est. Land Value = 11,304

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000
 Description Rate CountyMult. Size %Good Cash Value
 Commercial/Industrial Local Cost Land Improvements
 Description Rate CountyMult. Size %Good %Arch.Mult Cash Value
 PAVING 1.00 1.00 7100.0 88 100 6,248
 Total Estimated Land Improvements True Cash Value = 6,248

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1980
 Description of Occupancy: RETAIL STORE & OFFICES
 Costs are taken from the Store, Discount cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 47.10
 (10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 47.10

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 14 Height per Story Multiplier: 0.950
 Ave. Floor Area: 3,845 Perimeter: 187 Perim. Multiplier: 0.958
 Refined Square Foot Cost for Upper Floors: 42.87

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County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 59.155
 Total Floor Area: 3,845 Base Cost New of Upper Floors = 227,450
 Reproduction/Replacement Cost = 227,450
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0
 Total Depreciated Cost = 90,980
 ECF (201C COMMERCIAL GROUP C) 0.800 => TCV of Bldg: 1 = 72,784
 Replacement Cost/Floor Area= 59.15 Est. TCV/Floor Area= 18.93
 Total Estimated True Cash Value of Commercial/Industrial Buildings = 72,784

2017 Est. T.C.V. 009-012-018-75 = 90,336
 Est. TCV/Total Floor Area = 23.49
 2016 Assessed MBOR S.E.V. Base for Cap C.P.I.
 47,000 47,000 47,000 47,000 0.90
 2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 0 -1,800 0 0 -1,800 0
 2017 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
 45,200 45,200 45,200 47,423 45,200 0

009-012-018-85	2017 Est. T.C.V.	BRANDT GREGORY A & JEANENE S TTEE
Property Class: 201		1964 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M66 N OF JENNIN	60.00	309.00	1.0000	0.0000	350	100*		0
COMMERCIAL \$.75/SQFT			0.43 Acres		32670	100		13,917

* denotes lines that do not contribute to the total acreage calculation.
60 Actual Front Feet, 0.43 Total Acres Total Est. Land Value = 13,917

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Commercial/Industrial Local Cost Land Improvements					
PAVING	1.00	1.00	7200.0	88 100	6,336

Total Estimated Land Improvements True Cash Value = 6,336

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1980

Description of Occupancy: PHARMACY

Costs are taken from the Store, Discount cost schedules.

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

Class: C Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 49.00

(10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100%

Adjusted Square Foot Cost for Upper Floors = 49.00

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 14 Height per Story Multiplier: 0.950
Ave. Floor Area: 6,105 Perimeter: 242 Perim. Multiplier: 0.921
Refined Square Foot Cost for Upper Floors: 42.87

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County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 60.879

Total Floor Area: 6,105 Base Cost New of Upper Floors = 371,666

Reproduction/Replacement Cost = 371,666

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0

Total Depreciated Cost = 148,667

ECF (201C COMMERCIAL GROUP C) 0.800 => TCV of Bldg: 1 = 118,933

Replacement Cost/Floor Area= 60.88 Est. TCV/Floor Area= 19.48

Total Estimated True Cash Value of Commercial/Industrial Buildings = 118,933

2017 Est. T.C.V. 009-012-018-85 = 139,186

Est. TCV/Total Floor Area = 22.80

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,100	72,100	72,100	72,100	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,500	0	-2,500	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
69,600	69,600	69,600	72,748	69,600	0	

009-012-019-00 2017 Est. T.C.V. SMITH RICHAD L TRUST
 Property Class: 401 6916 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	210.00	356.70	0.6502	1.0000	1500	100		204,803
BACK LOT A 2000/A		10.70 Acres		2000	100			21,400
BACK LOT A ROW		1.00 Acres		0	100			0
210 Actual Front Feet, 13.42 Total Acres Total Est. Land Value =								226,203

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.79	1.00	120	25	264
Total Estimated Land Improvements True Cash Value =					264

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 960 SF Floor Area = 960 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	49.31	-9.55	-1.89	960	36,355

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 525.00 1 525

(14) Water/Sewer
 Public Sewer 912.00 1 912
 Well, 200 Feet 4400.00 1 4,400

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(15) Built-Ins & Fireplaces
 Appliance Allowance 1235.00 1 1,235

County Multiplier = 1.42 => Cost New = 61,667

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 37,000
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 51,800

Cost Est. for Res. Bldg: 2 Single Family 1S Cls D Blt 0

(11) Heating System: Space Heater

Ground Area = Size for Rates = 480 SF Floor Area = 480 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.39	-10.29	-1.89	480	22,661

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 525.00 1 525

(14) Water/Sewer
 Public Sewer 912.00 1 912
 Well, 200 Feet 4400.00 1 4,400

(15) Built-Ins & Fireplaces
 Appliance Allowance 1235.00 1 1,235

(16) Deck/Balcony
 Treated Wood,Standard 8.92 60 535

County Multiplier = 1.38 => Cost New = 41,770

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 25,062

Parcel Number: 009-012-019-00 Page: 2

ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 2 = 35,087

Cost Est. for Res. Bldg: 3 Single Family 1S Cls D Blt 0

(11) Heating System: Space Heater
Ground Area = Size for Rates = 588 SF Floor Area = 588 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.64	-9.74	-1.89	588	25,878

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
Average Fixture(s) 525.00 1 525

(14) Water/Sewer
Well, 200 Feet 4400.00 1 4,400

(15) Built-Ins & Fireplaces
Appliance Allowance 1235.00 1 1,235

(16) Deck/Balcony
Treated Wood,Standard 8.92 60 535

County Multiplier = 1.38 => Cost New = 44,951

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 26,971
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 3 = 37,759

Cost Est. for Res. Bldg: 4 Single Family GRG Cls D Blt 0

(11) Heating System: No Heating/Cooling
Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
3 Fixture Bath 1650.00 -1 -1,650

(16) Deck/Balcony
Treated Wood,Standard 6.14 288 1,768

(17) Garages
Class:D Exterior: Block Foundation: 18 Inch (Unfinished)
Base Cost 19.88 390 7,753
Mechanical Doors 325.00 2 650

County Multiplier = 1.38 => Cost New = 11,760

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 7,056
ECF (403 - LAKE MISSAUKEE AREA RES) 1.350 => TCV of Bldg: 4 = 9,525

2017 Est. T.C.V. 009-012-019-00 = 360,638

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
177,300	177,300	177,300	121,322	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,000	0	1,091	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
180,300	180,300	180,300	122,413	122,413	0	

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009-012-019-35	2017 Est. T.C.V.	AVIATIEK LLC
Property Class: 401		6916 W JENNINGS RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	80.89	290.00	0.8867	1.0000	2400	100		172,137
81 Actual Front Feet, 0.54 Total Acres								Total Est. Land Value = 172,137

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	340	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	94	1,410
Total Estimated Land Improvements True Cash Value =					1,410

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C+10 Blt 1996

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1632 SF Floor Area = 1632 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Pine Logs	Basement	70.65	0.00	0.00	1632	115,301

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish

Basement Living Finish	17.25	1000	17,250
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	2	4,800

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(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 1 Story	2200.00	1	2,200

(16) Porches

WPP, Standard	7.53	536	4,036
WPP, Standard	11.33	174	1,971

(16) Deck/Balcony

Treated Wood, Standard	9.21	70	645
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(17) Garages

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

Base Cost	15.24	936	14,265
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 232,571

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 197,685
ECF (403 - LAKE MISSAUKEE AREA RES) 1.350 => TCV of Bldg: 1 = 266,875

2017 Est. T.C.V. 009-012-019-35 = 440,422

Est. TCV/Total Floor Area = 269.87, Most recent sale 05/25/2016 for 470,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
179,000	179,000	179,000	162,390	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
15,900	25,300	0	15,900	41,910	0

Parcel Number: 009-012-019-35

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
220,200	220,200	220,200	179,751	220,200	0

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009-012-019-40 2017 Est. T.C.V. AVIATIEK LLC
 Property Class: 401 6834 W JENNINGS RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	100.00	341.00	0.8409	1.0000	2400	100		201,815
100 Actual Front Feet, 0.78 Total Acres Total Est. Land Value =								201,815

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.22	1.00	169	95	1,641
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					4,066

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C+10 Blt 1968

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2614 SF Floor Area = 4860 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Block	Slab	102.94	-10.54	4.21	1879	181,530
1.5	Story Siding	Slab	82.01	-10.54	3.16	735	54,853

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	2	4,800
2 Fixture Bath	1600.00	1	1,600

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(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 2 Story	3825.00	1	3,825

(16) Porches

CCP (1 Story), Standard	32.35	76	2,459
CGEP (1 Story), Standard	54.62	61	3,332
WPP, Standard	11.30	175	1,978
CPP, Standard	18.14	64	1,161

County Multiplier = 1.42 => Cost New = 372,145

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 260,502
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 364,702

2017 Est. T.C.V. 009-012-019-40					=	570,583
Est. TCV/Total Floor Area = 117.40, Most recent sale 01/18/2011 for 295,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
245,800	245,800	245,800	220,425	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	39,500		0	0	1,983	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
285,300	285,300	285,300	222,408	222,408		0

009-012-019-45	2017 Est. T.C.V.	MOLITOR RUSSELL D
Property Class: 401		6894 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	75.00	302.02	0.9036	1.0000	2400	100		162,648
75 Actual Front Feet, 0.52 Total Acres Total Est. Land Value =								162,648

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	2.0	97	1,940
Total Estimated Land Improvements True Cash Value =					1,940

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C+10 Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1320 SF Floor Area = 3436 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	111.38	0.00	0.00	1320	147,022
1	Story Siding	Overhang	37.21	0.00	0.00	796	29,619

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
2 Fixture Bath	1600.00	1	1,600

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(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	7.69	510	3,922
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(16) Deck/Balcony

Wood Balcony	17.50	48	840
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	19.35	796	15,403
Common Wall: 2 Wall	-2575.00	1	-2,575
Automatic Doors	375.00	2	750
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	14.55	1800	26,190
Automatic Doors	375.00	3	1,125

County Multiplier = 1.38 => Cost New = 322,378

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 274,021

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	1300	14,885
County Multiplier = 1.38 =>		Cost New =	20,541
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	10,271

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			Total Depreciated Cost =	284,292		
ECF (403 - LAKE MISSAUKEE AREA RES)	1.400 =>	TCV of Bldg: 1 =	398,009			
<hr/>						
2017 Est. T.C.V. 009-012-019-45			=	562,597		
Est. TCV/Total Floor Area = 163.74						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
246,700	246,700	246,700	196,552	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	34,600	0	0	1,768	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
281,300	281,300	281,300	198,320	198,320	198,320	

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009-012-019-50 2017 Est. T.C.V. CRISSMAN JOHN
 Property Class: 402 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	7000				7000	100		7,000
Residentia 3 - 7 @\$3000		14.59 Acres			3000	100		43,770
20 Actual Front Feet, 14.71 Total Acres Total Est. Land Value =								50,770

2017 Est. T.C.V. 009-012-019-50 = 50,770

Est. TCV/Total Floor Area = 14.78

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,400	25,400	25,400	7,927	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	71	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,400	25,400	25,400	7,998	7,998	0	

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009-012-019-52 2017 Est. T.C.V. DOPP STEVEN & MISTY
 Property Class: 401 6874 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	72.00	258.00	0.9129	1.0000	2200	100		144,599
64 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								144,599

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.56	1.00	216	50	1,032
Shed: Wood Frame	11.06	1.00	120	50	663
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					2,646

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1056 SF Floor Area = 1056 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 66.55 -9.64 0.00 1056 60,097

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 760.00 1 760
 3 Fixture Bath 2400.00 1 2,400

(14) Water/Sewer
 Public Sewer 1162.00 1 1,162
 Well, 100 Feet 2700.00 1 2,700

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(15) Built-Ins & Fireplaces
 Appliance Allowance 1915.00 1 1,915

(16) Porches
 WPP, Standard 10.39 216 2,244

(16) Deck/Balcony
 Treated Wood,Standard 6.97 216 1,506
 Treated Wood,Standard 6.89 233 1,605

County Multiplier = 1.38 => Cost New = 102,657

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 82,126
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 114,976

2017 Est. T.C.V. 009-012-019-52 = 262,221

Est. TCV/Total Floor Area = 248.32, Most recent sale 12/30/2014 for 215,000

2016 Assessed MBOR S.E.V. Base for Cap C.P.I.
 120,000 120,000 120,000 112,035 0.90

2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 0 11,100 0 0 1,008 0

2017 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
 131,100 131,100 131,100 113,043 113,043 0

009-012-019-60 2017 Est. T.C.V. MCISAAC TIMOTHY P & PATRICIA L
 Property Class: 401 6868 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	75.00	262.00	0.9036	1.0000	2200	100		149,094
75 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								149,094

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	5.31	1.00	667	0	0
D/W/P: Patio Blocks	9.80	1.00	373	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.5	95	3,563
Total Estimated Land Improvements True Cash Value =					3,563

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls BC Blt 2015

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1920 SF Floor Area = 2880 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	89.87	0.00	2.77	1920	177,869

Other Additions/Adjustments Rate Size Cost

(1) Exterior							
Stone Veneer		11.20				112	1,254

(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	2	7,050
2 Fixture Bath	2350.00	1	2,350

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(14) Water/Sewer

Public Sewer	1487.00	1	1,487
Well, 100 Feet	3050.00	1	3,050

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275

(16) Porches

CCP (1 Story), Standard	36.36		71	2,582
WPP, Standard	9.12		505	4,606
WSEP (1 Story), Standard	28.86		207	5,974

(17) Garages

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

Base Cost	29.68		474	14,068
Common Wall: 1 Wall	-1425.00		1	-1,425
Automatic Doors	425.00		1	425
No Floor Deduction	-3.35		237	-794

County Multiplier = 1.38 => Cost New = 312,571

Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Depr.Cost = 303,194

Separately Depreciated Items:

Local Cost Items:

GENERATOR	1500.00		1	1,500
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost =				1,425

Parcel Number: 009-012-019-60

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				Total Depreciated Cost =		304,619
ECF (403 - LAKE MISSAUKEE AREA RES)	1.400 =>	TCV of Bldg:	1 =			426,466
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2017 Est. T.C.V. 009-012-019-60				=		579,123
Est. TCV/Total Floor Area = 201.08						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
264,600	264,600	264,600	264,600	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	25,000	0	0	2,381	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
289,600	289,600	289,600	266,981	266,981	0	

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009-012-019-70	2017 Est. T.C.V.	MCISAAC PAUL W
Property Class: 401		6862 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	75.00	262.00	0.9036	1.0000	2200	100		149,094
75 Actual Front Feet, 0.45 Total Acres								Total Est. Land Value = 149,094

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	720	0	0
D/W/P: 3.5 Concrete	3.44	1.00	500	0	0
Shed: Wood Frame	10.03	1.00	180	50	903
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.5	95	3,563
Total Estimated Land Improvements True Cash Value =					4,466

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+10 Blt 1997

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1364 SF Floor Area = 2046 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	89.27	0.00	3.16	1364	126,075

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Brick Veneer	8.25	160	1,320

(9) Basement Finish			
Basement Living Finish	17.25	1000	17,250

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(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400

(14) Water/Sewer			
Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915

(16) Deck/Balcony			
Treated Wood,Standard	6.44	408	2,628
Treated Wood,Standard	9.73	60	584

(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	21.70	624	13,541
Common Wall: 1.5 Wall	-1925.00	1	-1,925
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 232,921

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 197,983
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 277,176

2017 Est. T.C.V. 009-012-019-70 = 430,736

Est. TCV/Total Floor Area = 210.53

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
192,200	192,200	192,200	172,786	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-012-019-70

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	0	23,200	0	0	1,555	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	215,400	215,400	215,400	174,341	174,341	174,341

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009-012-019-80 2017 Est. T.C.V. KEELEAN LARRY & LEONA
 Property Class: 401 6856 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	75.00	262.00	0.9036	1.0000	2200	100		149,094
75 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								149,094

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	1140	0	0
Shed: Wood Frame	10.37	1.00	160	50	830

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.5	95	3,563
Total Estimated Land Improvements True Cash Value =					4,393

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C+10 Blt 1997

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 1303 SF Floor Area = 2280 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	102.44	0.00	3.70	1303	138,300

Other Additions/Adjustments

	Rate	Size	Cost
(1) Exterior Brick Veneer	8.25	160	1,320

(9) Basement Finish
 Basement Recreation Finish 11.45 802 10,328

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(13) Plumbing

Average Fixture(s)	Rate	Size	Cost
3 Fixture Bath	2400.00	1	2,400

(14) Water/Sewer

	Rate	Size	Cost
Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

	Rate	Size	Cost
Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875

(16) Porches

	Rate	Size	Cost
CCP (1 Story), Standard	33.08	72	2,382
WPP, Standard	8.31	432	3,590

(16) Deck/Balcony

	Rate	Size	Cost
Treated Wood, Standard	9.73	60	584

(17) Garages

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

	Rate	Size	Cost
Base Cost	25.60	440	11,264
Common Wall: 1.5 Wall	-1925.00	1	-1,925
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 247,061

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 210,002
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 294,003

2017 Est. T.C.V. 009-012-019-80 = 447,490
 Est. TCV/Total Floor Area = 196.27, Most recent sale 06/01/2001 for 329,000

Parcel Number: 009-012-019-80

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2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
200,000	200,000	200,000	187,402	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,700	0	0	1,686	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
223,700	223,700	223,700	189,088	189,088	189,088	

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009-012-019-90 2017 Est. T.C.V. CRISSMAN JOHN
 Property Class: 401 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	84.32	294.46	0.8775	1.0000	2200	100		162,785
84 Actual Front Feet, 0.57 Total Acres Total Est. Land Value =								162,785

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

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

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments	Rate	Size	Cost

(16) Deck/Balcony

Treated Wood,Standard	8.82	80	706
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(17) Garages

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

Base Cost	23.10	390	9,009
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Draft Record Card - Printed before March Board of Review Cost New = 13,889

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 11,806
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.350 => TCV of Bldg: 1 = 15,938

2017 Est. T.C.V. 009-012-019-90 = 179,673

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
85,900	85,900	85,900	23,629	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	38,224	34,324	0	-15,514	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,800	89,800	89,800	23,841	23,841	0	

009-012-019-95	2017 Est. T.C.V.	CRISSMAN JOHN
Property Class: 401		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	65.00	301.57	0.9365	1.0000	2200	100		133,921
65 Actual Front Feet, 0.45 Total Acres							Total Est. Land Value =	133,921

2017 Est. T.C.V. 009-012-019-95 = 133,921

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	15,726	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
67,000	0	0	0	15,867	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
67,000	67,000	67,000	15,867	15,867	0	

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009-012-021-00 2017 Est. T.C.V. REID PATRICK J ETAL
 Property Class: 402 RAILROAD ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000		11.20	Acres		3000	100		33,600
		11.20	Total Acres				Total Est. Land Value =	33,600

2017 Est. T.C.V. 009-012-021-00 = 33,600

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
16,800	16,800	16,800	16,800	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
16,800	16,800	16,800	16,951	16,800	0

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009-012-022-00	2017 Est. T.C.V.	BRANNAN ROBERT A & KAREN S TRUST
Property Class: 401		RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	124.16	199.56	1.0000	1.0000	65	100		8,070
124 Actual Front Feet, 0.57 Total Acres Total Est. Land Value =								8,070

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.39	1.00	512	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2011

Costs are taken from the Shed, Utility, 4 Wall cost schedules.
<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 11.65
Adjusted Square Foot Cost for Upper Floors = 11.65

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 16 Height per Story Multiplier: 1.120
Ave. Floor Area: 2,066 Perimeter: 192 Perim. Multiplier: 1.021
Refined Square Foot Cost for Upper Floors: 13.32

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County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 18.384

Total Floor Area: 2,066	Base Cost New of Upper Floors =	37,982
	Reproduction/Replacement Cost =	37,982
Eff.Age:5	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0	
	Total Depreciated Cost =	31,145
ECF (RESIDENTIAL RURAL/ NON SUB)	1.100 => TCV of Bldg: 1 =	34,260
Replacement Cost/Floor Area= 18.38	Est. TCV/Floor Area= 16.58	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 34,260

2017 Est. T.C.V. 009-012-022-00	=	43,755			
Est. TCV/Total Floor Area = 21.18, Most recent sale 09/03/2010 for 25,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
27,100	27,100	27,100	18,753	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,950	3,250	0	-2,387	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
21,900	21,900	21,900	18,921	18,921	0

009-012-022-08	2017 Est. T.C.V.	WINKEL JAMES L & KIMBERLY S
Property Class: 401		RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
124 Actual Front Feet, 0.57 Total Acres							Total Est. Land Value =	8,000

2017 Est. T.C.V. 009-012-022-08 = 8,000

Est. TCV/Total Floor Area = 3.87, Most recent sale 09/16/2016 for 11,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	2,555	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
4,000	0	0	4,000	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	2,577	4,000	0	

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009-012-022-15	2017 Est. T.C.V.	ALLEN MICHAEL J & CYNTHIA L TRUST
Property Class: 401		RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors * 2011 SPLIT PARLCEL 1

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	200.00	248.91	1.0000	1.0000	65	100		13,000
200 Actual Front Feet, 1.14 Total Acres Total Est. Land Value =								13,000

2017 Est. T.C.V. 009-012-022-15	=	13,000			
Est. TCV/Total Floor Area = 6.29, Most recent sale 02/11/2011 for 14,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
6,500	6,500	6,500	6,500	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,500	6,500	6,500	6,558	6,500	0

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009-012-022-50 2017 Est. T.C.V. ALLEN MICHAEL J & CYNTHIA L TRUST
 Property Class: 401 RAILROAD ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	261.00	163.00	1.0000	1.0000	65	100		16,965
261 Actual Front Feet, 0.98 Total Acres Total Est. Land Value =								16,965

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.23	1.00	64	94	676
Total Estimated Land Improvements True Cash Value =					676

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2005

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 720 SF Floor Area = 720 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	63.90	-11.33	-0.21	720	37,699

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 630.00 1 630

(14) Water/Sewer
 Public Sewer 1025.00 1 1,025
 Well, 100 Feet 2550.00 1 2,550

(15) Built-Ins & Fireplaces
 Appliance Allowance 1415.00 1 1,415

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(16) Porches
 CCP (1 Story), Standard 17.63 416 7,334

(17) Garages
 Class:CD Exterior: Pole Foundation: 42 Inch (Finished)
 Base Cost 13.16 1152 15,160
 Common Wall: 1 Wall -918.75 1 -919
 Automatic Doors 375.00 2 750

County Multiplier = 1.38 => Cost New = 90,590

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 81,531
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 77,454

2017 Est. T.C.V. 009-012-022-50 = 95,095

Est. TCV/Total Floor Area = 132.08, Most recent sale 11/19/2004 for 12,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
45,200	45,200	45,200	23,916	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	215	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
47,500	47,500	47,500	24,131	24,131	0

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009-012-023-00 2017 Est. T.C.V. JANKOSKI MARTIN J
 Property Class: 401 6681 LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$75/FF	234.00	521.23	1.0000	1.0000	75	100		17,550
234 Actual Front Feet, 2.80 Total Acres Total Est. Land Value =								17,550

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	192	45	257
Total Estimated Land Improvements True Cash Value =					257

< Cost Estimates for Res. Building: 1 Mobile Home Class: Low Quality >
 (11) Heating System: Forced Warm Air

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	27.78	0.00	0	980	27,224

Other Additions/Adjustments	Rate	Size	Cost
Addition/Crawl	30.25	498	15,065

(2) Skirting				
Metal Enamel		5.43	168	912

(9) Foundation				
Foundation Wall: Concrete		7.13	0	0

(13) Plumbing				
Average Fixture(s)		405.00	1	405

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(14) Water/Sewer				
Public Sewer		912.00	1	912
Well, 100 Feet		2425.00	1	2,425

(15) Built-Ins & Fireplaces				
Appliance Allowance		1235.00	1	1,235

(17) Garages				
Class:D Exterior: Pole Foundation: 42 Inch (Unfinished)				
Base Cost		11.48	768	8,817
Mechanical Doors		325.00	2	650

County Multiplier = 1.38 => Cost New = 79,550

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 27,842
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 13,921

2017 Est. T.C.V. 009-012-023-00 = 31,728

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
16,500	16,500	16,500	15,045	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	135	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,900	15,900	15,900	15,180	15,180	15,180

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009-012-025-00 2017 Est. T.C.V. HALL ROBERT & ABBEY NICOLE
 Property Class: 401 1701 S OAKWOOD AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
107 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =			8,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	1600	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.5	95	3,563
Total Estimated Land Improvements True Cash Value =					3,563

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1731 SF Floor Area = 2019 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	77.83	-9.29	2.67	1152	82,034
1	Story Siding	Crawl Space	67.67	-9.29	2.11	579	35,024

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
2 Fixture Bath	1600.00	1	1,600

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(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875

(16) Porches

CCP (1 Story), Standard	26.30	128	3,366
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(17) Garages

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

Base Cost	18.40	624	11,482
Automatic Doors	375.00	2	750
Storage area over garage	3.95	312	1,232

County Multiplier = 1.38 => Cost New = 204,654

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 188,282
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 178,868

2017 Est. T.C.V. 009-012-025-00 = 190,431

Est. TCV/Total Floor Area = 94.32, Most recent sale 03/10/2005 for 8,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
89,600	89,600	89,600	69,713	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,600	0	0	627	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
95,200	95,200	95,200	70,340	70,340	70,340

009-012-026-00 2017 Est. T.C.V. LUND JAMES A & HEATHER R
 Property Class: 401 6433 RAILROAD ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
			0.560	Acres	0	100		0
264 Actual Front Feet, 0.56 Total Acres							Total Est. Land Value =	8,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.39	1.00	480	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 960 SF Floor Area = 960 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	48.93	-8.52	0.66	960	39,427

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
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(14) Water/Sewer

Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	1	2,720

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: Wood Stove	950.00	1	950

(16) Deck/Balcony

Treated Wood,Standard	6.56	192	1,260
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(16) Breezeways

Frame Wall,Finished	26.75	96	2,568
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(17) Garages

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

Base Cost	15.45	624	9,641
Mechanical Doors	325.00	2	650

County Multiplier = 1.38 => Cost New = 84,733

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 59,313
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 38,553

2017 Est. T.C.V. 009-012-026-00 = 47,028

Est. TCV/Total Floor Area = 48.99, Most recent sale 08/01/1996 for 46,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
20,200	20,200	20,200	20,200	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,300	0	0	181	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
23,500	23,500	23,500	20,381	20,381	20,381

009-012-027-00 2017 Est. T.C.V. VANDERSTOW KARL L
 Property Class: 401 6375 W RAILROAD ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE 7000					7000	100		7,000
125 Actual Front Feet, 0.29 Total Acres					Total Est.		Land Value =	7,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	1104	0	0
Shed: Wood Frame	12.07	1.00	80	50	483
Shed: Wood Frame	9.69	1.00	200	50	969
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					1,927

< Cost Estimates for Res. Building: 1 Mobile Home Class: Average Quality >
 (11) Heating System: Forced Warm Air

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Siding	Comp.Shingle	34.46	1.24	0	980	34,986
Other Additions/Adjustments							
			Rate			Size	Cost
	Addition/Crawl		37.50			432	16,200
	Addition/Crawl		37.50			96	3,600
	Free Standing Roof		4.57			980	4,479

(9) Foundation
 Foundation Wall: Concrete ^{6,92} ⁰ ⁰
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(13) Plumbing	Average Fixture(s)	530.00	1	530
(14) Water/Sewer	Public Sewer	912.00	1	912
	Well, 100 Feet	2425.00	1	2,425
(15) Built-Ins & Fireplaces	Appliance Allowance	1235.00	1	1,235
(16) Porches	WCP (1 Story), Standard	26.99	96	2,591
(16) Deck/Balcony	Treated Wood, Standard	6.53	196	1,280
(17) Garages	Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			
	Base Cost	10.13	1440	14,587
	Mechanical Doors	350.00	2	700
County Multiplier = 1.38 =>				Cost New = 115,264

Phy/Ab.Phy/Func/Econ/Comb.%Good= 44/100/100/100/44.0, Depr.Cost = 50,716
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 25,358

2017 Est. T.C.V. 009-012-027-00	=	34,285			
Est. TCV/Total Floor Area = 22.74					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
18,300	18,300	18,300	15,646	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,200	0	140	0

Parcel Number: 009-012-027-00

Page: 2

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,100	17,100	17,100	15,786	15,786	15,786

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009-012-028-00	2017 Est. T.C.V.	HARTFORD MICHAEL R & JANET E
Property Class: 401		6405 RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE 7000					7000	100		7,000
111 Actual Front Feet, 0.26 Total Acres					Total Est.		Land Value =	7,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	800	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1906 SF Floor Area = 1906 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	57.68	0.00	0.00	1906	109,938

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875

(16) Porches

WPP, Standard	7.40	560	4,144
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(17) Garages

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

Base Cost	17.35	1164	20,195
Common Wall: 2 Wall	-2575.00	1	-2,575
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 200,396

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 140,277
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 133,263

2017 Est. T.C.V. 009-012-028-00 = 141,213

Est. TCV/Total Floor Area = 74.09

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
66,600	66,600	66,600	51,099	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,000	0	459	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
70,600	70,600	70,600	51,558	51,558	51,558	

009-012-030-00 2017 Est. T.C.V. LUCAS DOROTHY L & JAMROZY
 Property Class: 402 W RAILROAD ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	7000				7000	100		7,000
110 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	7,000

2017 Est. T.C.V. 009-012-030-00 = 7,000

Est. TCV/Total Floor Area = 3.67

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	1,653	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	14	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	1,667	1,667	0	

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009-012-031-00 2017 Est. T.C.V. LINE ROBERT S & BARBARA C
 Property Class: 402 X 6195 RAILROAD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE 7000					7000	100		7,000
140 Actual Front Feet, 0.32 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.00	220	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C+5 Blt 2012

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	11.23	824	9,254
Automatic Doors	375.00	1	375
Storage area over garage	3.95	824	3,255

County Multiplier = 1.38 => Cost New = 17,779

Notes: GARAGE ONLY

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 17,601
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 16,721

2017 Est. T.C.V. 009-012-031-00 = 24,196

Est. TCV/Total Floor Area = 0.00, Most recent sale 01/07/2004 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,600	11,600	11,600	10,191	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	91	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,100	12,100	12,100	10,282	10,282	0	

009-012-032-00 2017 Est. T.C.V. CUPP ROBERT B JR & KATHLEEN
 Property Class: 401 1666 S ELMWOOD ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE 7000					7000	100		7,000
145 Actual Front Feet, 0.33 Total Acres					Total Est.		Land Value =	7,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1128 SF Floor Area = 1128 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.99	-8.49	0.00	1128	55,836

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	1	1,975

(14) Water/Sewer

Public Sewer	1025.00	1	1,025
Well, 100 Feet	2550.00	1	2,550

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Exterior 1 Story	3450.00	1	3,450

(16) Deck/Balcony

Treated Wood,Standard	7.32	140	1,025
Treated Wood,Standard	6.53	254	1,659

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County Multiplier = 1.38 => Cost New = 95,999

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 81,599

Separately Depreciated Items:

Square footage # 1 is depreciated at 79 %Good...	Base Cost Was =	55,836
County Multiplier = 1.38 =>	Cost New =	77,054
Phy/Ab.Phy/Func/Econ/Comb.%Good= -6/100/100/100/-6.0,	Depr.Cost =	-4,623
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 =>	TCV of Bldg: 1 =	73,127

2017 Est. T.C.V. 009-012-032-00 = 80,127

Est. TCV/Total Floor Area = 71.03, Most recent sale 06/06/2007 for 67,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
37,900	37,900	37,900	32,198	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,200	0	0	289	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,100	40,100	40,100	32,487	32,487	0

009-012-033-00	2017 Est. T.C.V.	LINE ROBERT S & BARBARA C
Property Class: 402		RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	55.00	100.00	1.0000	1.0000	65	100		3,575
55 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	3,575

2017 Est. T.C.V. 009-012-033-00	=	3,575			
Est. TCV/Total Floor Area = 3.17, Most recent sale 01/07/2004 for 0					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
1,800	1,800	1,800	1,521	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	13	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,800	1,800	1,800	1,534	1,534	0

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009-012-034-00	2017 Est. T.C.V.	KENNEDY FAMILY LIVING TRUST
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5500	100		5,500
55 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	5,500

2017 Est. T.C.V. 009-012-034-00 = 5,500

Est. TCV/Total Floor Area = 4.88

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,800	2,800	2,800	686	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	6	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,800	2,800	2,800	692	692	0	

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009-012-035-00 2017 Est. T.C.V. FERRICK BRIAN & KARYN
 Property Class: 402 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5500	100		5,500
55 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	5,500

2017 Est. T.C.V. 009-012-035-00 = 5,500

Est. TCV/Total Floor Area = 4.88

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,800	2,800	2,800	1,521	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	13	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,800	2,800	2,800	1,534	1,534	0	

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009-012-036-00 2017 Est. T.C.V. LOTT JAMES R
 Property Class: 402 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	250.00	100.00	1.0000	1.0000	40	100		10,000
250 Actual Front Feet, 0.57 Total Acres Total Est. Land Value =								10,000

2017 Est. T.C.V. 009-012-036-00 = 10,000

Est. TCV/Total Floor Area = 8.87

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
5,000	5,000	5,000	2,205	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	19	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	2,224	2,224	0

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009-012-037-00 2017 Est. T.C.V. ALLEN MICHAEL J & CYNTHIA L TRUST
 Property Class: 402 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> RURAL SITES					15000	100		15,000
<Site Value G> RURAL SITES					15000	100		15,000
200 Actual Front Feet, 0.78 Total Acres Total Est. Land Value =								30,000

2017 Est. T.C.V. 009-012-037-00 = 30,000

Est. TCV/Total Floor Area = 26.60, Most recent sale 08/06/2008 for 30,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,000	15,000	15,000	4,987	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	44	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,000	15,000	15,000	5,031	5,031	0	

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009-012-037-85 2017 Est. T.C.V. GREMEL GARY D & MONICA M
 Property Class: 402 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	100.08	100.11	1.0000	1.0000	40	100		4,003
40/FF	75.00	100.00	1.0000	1.0000	40	100		3,000
175 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								7,003

2017 Est. T.C.V. 009-012-037-85 = 7,003

Est. TCV/Total Floor Area = 6.21

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	3,500	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
1,500	0	0	0	1,500	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	3,531	3,500	0	

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009-012-037-95 2017 Est. T.C.V. DRAGHT WILLIAM ET AL
 Property Class: 402 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	70.00	100.00	1.0000	1.0000	40	100		2,800
70 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								2,800

2017 Est. T.C.V. 009-012-037-95 = 2,800

Est. TCV/Total Floor Area = 2.48

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,400	1,400	1,400	1,400	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,400	1,400	1,400	1,412	1,400	0	

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