

009-013-001-00	2017 Est. T.C.V.	LAKE CITY FAMILY DOLLAR LLC
Property Class: 201		2020 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *		EASEMENTS TO ADJ STORES	
Description	Frontage	Depth	Front Depth Rate %Adj. Reason Value
M66 N OF JENNIN	204.00	305.00	1.0000 0.0000 350 100* 0
COMMERCIAL \$.75/SQFT		1.43 Acres	32670 100 46,653
* denotes lines that do not contribute to the total acreage calculation.			
204 Actual Front Feet, 1.43 Total Acres			Total Est. Land Value = 46,653

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.38	1320	94	7,209

Commercial/Industrial Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
PAVING	1.00	1.00	28000.0	86	100	24,080

Total Estimated Land Improvements True Cash Value = 31,289

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2002

Description of Occupancy: FAMILY DOLLAR STORE CAL 190

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: Complete H.V.A.C. Cost/SqFt: -6.95 100%

Adjusted Square Foot Cost for Upper Floors = 40.15

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1 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 16	Height per Story Multiplier: 1.000
Ave. Floor Area: 7,810	Perimeter: 368 Perim. Multiplier: 0.952

Refined Square Foot Cost for Upper Floors: 38.22

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 52.747

Total Floor Area: 7,810 Base Cost New of Upper Floors = 411,958

Reproduction/Replacement Cost = 411,958

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0

Total Depreciated Cost = 337,805

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 1 = 331,049

Replacement Cost/Floor Area= 52.75 Est. TCV/Floor Area= 42.39

Total Estimated True Cash Value of Commercial/Industrial Buildings = 331,049

2017 Est. T.C.V. 009-013-001-00 = 408,991

Est. TCV/Total Floor Area = 52.37, Most recent sale 05/01/2002 for 89,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
190,900	190,900	190,900	167,933	0.90
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,600	0	1,511	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
204,500	204,500	204,500	169,444	169,444 0

009-013-002-00	2017 Est. T.C.V.	REDMAN ROBERT & SHAWN
Property Class: 201		6121 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
M-55/66 \$300	100.00	265.00	1.0000	0.0000	300	100*		0
COMMERCIAL \$.75/SQFT			0.61 Acres		32670	100		19,863
* denotes lines that do not contribute to the total acreage calculation.								
100 Actual Front Feet, 0.61 Total Acres Total Est. Land Value =								19,863

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Solid, 6 ft.	15.24	1.38	97	94	1,918
Total Estimated Land Improvements True Cash Value =					1,918

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1987

Description of Occupancy: CAL 196

Costs are taken from the Store, Retail cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 39.00

(10) Heating system: Forced Air Furnace Cost/SqFt: 0.00 100%

Adjusted Square Foot Cost for Upper Floors = 39.00

1 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 8 Height per Story Multiplier: 0.920

Ave. Floor Area: 1,440 Perimeter: 152 Perim. Multiplier: 1.182

Refined Square Foot Cost for Upper Floors: 42.41

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County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 58.526

Total Floor Area: 1,440 Base Cost New of Upper Floors = 84,277

Reproduction/Replacement Cost = 84,277

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0

Total Depreciated Cost = 44,667

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 1 = 43,774

Replacement Cost/Floor Area= 58.53 Est. TCV/Floor Area= 30.40

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1988

Description of Occupancy: ADD'N TO REAR OF STORE CAL 208

Costs are taken from the Warehouse, Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 14.05

Adjusted Square Foot Cost for Upper Floors = 14.05

0 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 0 Height per Story Multiplier: 1.000

Ave. Floor Area: 864 Perimeter: 96 Perim. Multiplier: 1.296

Refined Square Foot Cost for Upper Floors: 18.21

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 25.128

Total Floor Area: 864 Base Cost New of Upper Floors = 21,711

Reproduction/Replacement Cost = 21,711

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Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0  
Total Depreciated Cost = 7,816

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 2 = 7,660  
Replacement Cost/Floor Area= 25.13 Est. TCV/Floor Area= 8.87

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1987  
Description of Occupancy: EAST OF STORE CAL 208, 11UNITS

Costs are taken from the Warehouse, Mini cost schedules.  
<<<<< Calculator Cost Computations >>>>>  
Class: D,Pole Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 14.05  
Adjusted Square Foot Cost for Upper Floors = 14.05

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 8 Height per Story Multiplier: 1.000  
Ave. Floor Area: 2,560 Perimeter: 296 Perim. Multiplier: 1.314  
Refined Square Foot Cost for Upper Floors: 18.46

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 25.477

Total Floor Area: 2,560 Base Cost New of Upper Floors = 65,221

Reproduction/Replacement Cost = 65,221  
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0  
Total Depreciated Cost = 23,480

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 3 = 23,010  
Replacement Cost/Floor Area= 25.48 Est. TCV/Floor Area= 8.99

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Total Estimated True Cash Value of Commercial/Industrial Buildings = 74,444

2017 Est. T.C.V. 009-013-002-00 = 96,225

Est. TCV/Total Floor Area = 19.78, Most recent sale 05/15/2015 for 99,501

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
46,400	45,000	45,000	45,000	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
900	2,200	0	900	405	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,100	48,100	48,100	46,305	46,305	0	

009-013-003-00	2017 Est. T.C.V.	REDMAN ROBERT & SHAWN
Property Class: 201		6121 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
M-55/66 \$300	120.00	265.00	1.0000	0.0000	300	100*		0
COMMERCIAL \$.75/SQFT		0.73 Acres	32670	100				23,849

\* denotes lines that do not contribute to the total acreage calculation.  
 120 Actual Front Feet, 0.73 Total Acres      Total Est. Land Value =      23,849

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 1987  
 Description of Occupancy: CAL 208

Costs are taken from the Warehouse, Mini cost schedules.  
 <<<<<      Calculator Cost Computations      >>>>>  
 Class: D,Pole      Quality: Low Cost      Percent Adj: +0

Base Rate for Upper Floors = 14.05  
 Adjusted Square Foot Cost for Upper Floors = 14.05

1 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 10	Height per Story Multiplier: 1.040
Ave. Floor Area: 3,630	Perimeter: 304      Perim. Multiplier: 1.183

Refined Square Foot Cost for Upper Floors: 17.29

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 23.855

Total Floor Area: 3,630	Base Cost New of Upper Floors =	86,592
	Reproduction/Replacement Cost =	86,592
Eff.Age:26    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0	Total Depreciated Cost =	30,307

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ECF (201B COMMERCIAL GROUP B)	0.980 => TCV of Bldg: 1 =	29,701
Replacement Cost/Floor Area= 23.85	Est. TCV/Floor Area= 8.18	

Cost Estimates for Commercial/Industrial Building/Section: 2      Built 1987  
 Description of Occupancy: CAL 208

Costs are taken from the Warehouse, Mini cost schedules.  
 <<<<<      Calculator Cost Computations      >>>>>  
 Class: D,Pole      Quality: Low Cost      Percent Adj: +0

Base Rate for Upper Floors = 14.05  
 Adjusted Square Foot Cost for Upper Floors = 14.05

1 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 10	Height per Story Multiplier: 1.040
Ave. Floor Area: 1,024	Perimeter: 160      Perim. Multiplier: 1.482

Refined Square Foot Cost for Upper Floors: 21.65

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 29.884

Total Floor Area: 1,024	Base Cost New of Upper Floors =	30,601
	Reproduction/Replacement Cost =	30,601
Eff.Age:26    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0	Total Depreciated Cost =	10,710

ECF (201B COMMERCIAL GROUP B)	0.980 => TCV of Bldg: 2 =	10,496
Replacement Cost/Floor Area= 29.88	Est. TCV/Floor Area= 10.25	

Cost Estimates for Commercial/Industrial Building/Section: 3      Built 1967

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Description of Occupancy: CAL 208

Costs are taken from the Warehouse, Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 14.05

Adjusted Square Foot Cost for Upper Floors = 14.05

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 10 Height per Story Multiplier: 1.040  
Ave. Floor Area: 1,600 Perimeter: 156 Perim. Multiplier: 1.240  
Refined Square Foot Cost for Upper Floors: 18.12

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 25.004

Total Floor Area: 1,600 Base Cost New of Upper Floors = 40,006

Reproduction/Replacement Cost = 40,006

Eff.Age:26 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0

Total Depreciated Cost = 14,002

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 3 = 13,722

Replacement Cost/Floor Area= 25.00 Est. TCV/Floor Area= 8.58

Total Estimated True Cash Value of Commercial/Industrial Buildings = 53,919

2017 Est. T.C.V. 009-013-003-00 = 77,768

Est. TCV/Total Floor Area = 12.43, Most recent sale 05/15/2015 for 99,501

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
50,800	39,000	39,000	39,000	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-100	0	0	-100	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
38,900	38,900	38,900	39,351	38,900	0

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009-013-004-00                      2017 Est. T.C.V.                      FLINT CHARLES & TERI  
 Property Class: 201                      2090 S MOREY 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	399.80	787.74	1.0000	0.0000	40	100*		0
Residentia 3 - 7 @\$3000			7.23 Acres		3000	100		21,690
* denotes lines that do not contribute to the total acreage calculation.								
400 Actual Front Feet, 7.23 Total Acres      Total Est. Land Value =								21,690

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2311 SF    Floor Area = 2311 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	41.94	-6.71	0.66	1271	45,616
1	Story Siding	Basement	41.94	0.00	0.66	1040	44,304

Other Additions/Adjustments	Rate	Size	Cost
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(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
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(16) Porches

CGEP (1 Story), Standard	36.23	128	4,637
CCP (1 Story), Standard	56.11	20	1,122

(16) Deck/Balcony

Treated Wood, Standard	6.42	216	1,387
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County Multiplier = 1.38    =>                      Cost New =    141,583

Phy./Ab.Phy./Func./Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =    84,950  
 ECF (201C COMMERCIAL GROUP C)    0.900 => TCV of Bldg: 1 =    76,455

Cost Estimates for Commercial/Industrial Building/Section: 1                      Built 1986  
 Description of Occupancy: GARAGE 3 BAYS

Costs are taken from the Warehouse, Mini cost schedules.  
 <<<<<                      Calculator Cost Computations                      >>>>>  
 Class: D    Quality: Low Cost    Percent Adj: +0

Base Rate for Upper Floors = 15.85

Adjusted Square Foot Cost for Upper Floors = 15.85

1 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 8	Height per Story Multiplier: 1.000
Ave. Floor Area: 1,008	Perimeter: 128      Perim. Multiplier: 1.361
Refined Square Foot Cost for Upper Floors: 21.57	

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 29.769

Total Floor Area: 1,008                      Base Cost New of Upper Floors =    30,007

Reproduction/Replacement Cost =    30,007	
Eff.Age:25    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0	Total Depreciated Cost =    10,803

ECF (201C COMMERCIAL GROUP C)                      0.800 => TCV of Bldg: 1 =    8,642  
 Replacement Cost/Floor Area= 29.77                      Est. TCV/Floor Area= 8.57

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Total Estimated True Cash Value of Commercial/Industrial Buildings = 8,642

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2017 Est. T.C.V. 009-013-004-00 = 106,787

Est. TCV/Total Floor Area = 26.15, Most recent sale 07/03/2013 for 52,500

MCL 211.27(2) nonconsideration value = 20,000, Adjusted Value = 86,787

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
43,400	43,400	43,400	37,913	0.90

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	341	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
43,400	43,400	43,400	38,254	38,254	0

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009-013-004-60	2017 Est. T.C.V.	FLINT CHARLES A & TERI A
Property Class: 201		2070 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	215.00	354.00	1.0000	0.0000	300	100*		0
COMMERCIAL \$.75/SQFT			1.75 Acres		32670	100		57,074

\* denotes lines that do not contribute to the total acreage calculation.  
215 Actual Front Feet, 1.75 Total Acres Total Est. Land Value = 57,074

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.38	22800	50	23,755
Total Estimated Land Improvements True Cash Value =					23,755

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1998

Costs are taken from the Store, Warehouse Discount cost schedules.  
 <<<<< Calculator Cost Computations >>>>>  
 Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 35.65  
 (10) Heating system: Space Heaters, Radiant Cost/SqFt: -1.70 100%  
 Adjusted Square Foot Cost for Upper Floors = 33.95

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 12 Height per Story Multiplier: 0.920  
 Ave. Floor Area: 8,200 Perimeter: 460 Perim. Multiplier: 0.985  
 Refined Square Foot Cost for Upper Floors: 30.77

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County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 42.456  
 Total Floor Area: 8,200 Base Cost New of Upper Floors = 348,142  
 Reproduction/Replacement Cost = 348,142  
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0  
 Total Depreciated Cost = 257,625

<<<<< 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
Total Base Cost New =						0
County Multiplier: 1.38 Architectural Multiplier: 0.66 Combined: 0.911						
Reproduction/Replacement Cost =						0
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0						
Total Depreciated Cost =						0

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
CHAIN LINK FENCE #6 6'	12.05	1000	1.38 0.66	76	8,341
CHAIN LINK GATES	430.00	2	1.38 0.66	76	595
CHAIN LINK FENCE RAIL 6"	1.40	1000	1.38 0.66	76	969
M.V. OUTDOOR LIGHTS	825.00	4	1.38 0.66	76	2,284

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 1 = 264,419  
 Replacement Cost/Floor Area= 44.41 Est. TCV/Floor Area= 32.25

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2014  
Description of Occupancy: NORTH END OF BLDG - STORAGE

Costs are taken from the Shed, Utility, 4 Wall cost schedules.



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<<<<< Calculator Cost Computations >>>>>  
Class: D,Pole Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 8.25

Adjusted Square Foot Cost for Upper Floors = 8.25

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 12 Height per Story Multiplier: 1.040  
Ave. Floor Area: 813 Perimeter: 150 Perim. Multiplier: 1.262  
Refined Square Foot Cost for Upper Floors: 10.83

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 14.943

Total Floor Area: 813 Base Cost New of Upper Floors = 12,148  
Reproduction/Replacement Cost = 12,148  
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0  
Total Depreciated Cost = 6,560

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 2 = 6,429  
Replacement Cost/Floor Area= 14.94 Est. TCV/Floor Area= 7.91

Total Estimated True Cash Value of Commercial/Industrial Buildings = 270,848

2017 Est. T.C.V. 009-013-004-60 = 351,677

Est. TCV/Total Floor Area = 39.02, Most recent sale 11/08/2007 for 205,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
158,300	158,300	158,300	124,694	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	17,500	0	0	1,122	0
2017 Assessed	MBOR	S.E.V.	Capped	>Taxable<	PRE/MBT
175,800	175,800	175,800	125,816	125,816	0

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009-013-004-90	2017 Est. T.C.V.	LAKE CITY DOLLAR GENERAL LLC
Property Class: 201		6067 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
M66 N OF JENNIN	100.00	292.00	1.0000	0.0000	350	100*		0
COMMERCIAL \$.75/SQFT		0.67 Acres			32670	100		21,889

\* denotes lines that do not contribute to the total acreage calculation.

100 Actual Front Feet, 0.67 Total Acres      Total Est. Land Value =      21,889

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	9000.0	85	100	7,650

Total Estimated Land Improvements True Cash Value =      7,650

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 2004  
Description of Occupancy: DISCOUNT STORE CAL 190

Costs are taken from the Store, Discount cost schedules.  
<<<<<      Calculator Cost Computations      >>>>>  
Class: D,Pole      Quality: Low Cost      Percent Adj: +0

Base Rate for Upper Floors = 31.30

(10) Heating system: Package Heating & Cooling      Cost/SqFt: 3.30      100%  
Adjusted Square Foot Cost for Upper Floors = 34.60

1 Stories      Number of Stories Multiplier: 1.000  
Average Height per Story: 12      Height per Story Multiplier: 0.920  
Ave. Floor Area: 8,250      Perimeter: 382      Perim. Multiplier: 0.949  
Refined Square Foot Cost for Upper Floors: 30.21

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County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 41.688

Total Floor Area: 8,250      Base Cost New of Upper Floors =      343,925

8,125 Sq.Ft. of Sprinklers @ 2.00, County Mult.:1.38      Cost New =      22,425

Reproduction/Replacement Cost =      366,350

Eff.Age:10      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0  
Total Depreciated Cost =      300,407

<<<<<      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
						0
Total Base Cost New =						0
County Multiplier: 1.38      Architectural Multiplier: 1.00      Combined: 1.380						
Reproduction/Replacement Cost =						0
Eff.Age:10      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0						
Total Depreciated Cost =						0

ECF (201B COMMERCIAL GROUP B)      0.980 => TCV of Bldg: 1 =      294,398  
Replacement Cost/Floor Area= 44.41      Est. TCV/Floor Area= 35.68

Total Estimated True Cash Value of Commercial/Industrial Buildings =      294,398

2017 Est. T.C.V. 009-013-004-90      =      323,937  
Est. TCV/Total Floor Area = 39.27, Most recent sale 02/16/2005 for 0

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2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
146,700	146,700	146,700	139,316	0.90		
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	15,300	0	1,253	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
162,000	162,000	162,000	140,569	140,569	0	

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009-013-005-00	2017 Est. T.C.V.	KOBISKA BASIL & ETHEL TRUST
Property Class: 201		2160 S MOREY 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	165.00	660.00	1.0000	0.0000	40	100*		0
Residentia 1 -	2.99 @\$5500	2.50 Acres			5500	100		13,750

\* denotes lines that do not contribute to the total acreage calculation.

165 Actual Front Feet, 2.50 Total Acres      Total Est. Land Value =      13,750

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 1987  
Description of Occupancy: 4 BAY GARAGE

Costs are taken from the Warehouse, Storage cost schedules.  
<<<<<      Calculator Cost Computations      >>>>>  
Class: D      Quality: Low Cost      Percent Adj: +0

Base Rate for Upper Floors = 19.45  
  
(10) Heating system: Space Heaters, Gas with Fan      Cost/SqFt: 0.00      50%  
Adjusted Square Foot Cost for Upper Floors = 19.45

1 Stories      Number of Stories Multiplier: 1.000  
Average Height per Story: 16      Height per Story Multiplier: 1.040  
Ave. Floor Area: 5,040      Perimeter: 284      Perim. Multiplier: 1.064  
Refined Square Foot Cost for Upper Floors: 21.52

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 29.701

Total Floor Area: 5,040      Base Cost New of Upper Floors =      149,694

Reproduction/Replacement Cost = 149,694  
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Eff.Age:25    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
Total Depreciated Cost =      89,816

ECF (201C COMMERCIAL GROUP C)      0.800 => TCV of Bldg: 1 =      71,853  
Replacement Cost/Floor Area= 29.70      Est. TCV/Floor Area= 14.26

Cost Estimates for Commercial/Industrial Building/Section: 2      Built 1976  
Description of Occupancy: CAL 238

Costs are taken from the Warehouse, Storage cost schedules.  
<<<<<      Calculator Cost Computations      >>>>>  
Class: D      Quality: Average      Percent Adj: +0

Base Rate for Upper Floors = 27.50  
  
(10) Heating system: Space Heaters, Gas with Fan      Cost/SqFt: 0.00      50%  
Adjusted Square Foot Cost for Upper Floors = 27.50

1 Stories      Number of Stories Multiplier: 1.000  
Average Height per Story: 14      Height per Story Multiplier: 1.000  
Ave. Floor Area: 1,440      Perimeter: 168      Perim. Multiplier: 1.321  
Refined Square Foot Cost for Upper Floors: 36.33

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 50.132

Total Floor Area: 1,440      Base Cost New of Upper Floors =      72,190

Reproduction/Replacement Cost =      72,190  
Eff.Age:25    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0  
Total Depreciated Cost =      38,261

<<<<<      Segregated Cost Computations      >>>>>  
Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Parcel Number: 009-013-005-00 Page: 2

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost
(4) Floor Structure:						
Wood Joists and Sheathing	1 Up	3.64	196	1.000	1.000	713
(13) Roof Structure:						
Open Wood System for Corrugated Metal	1 Up	1.17	240	1.000	1.000	281
(14) Roof Cover:						
Alum./Steel Corrugated or Crimped	1 Up	1.25	240	1.000	1.000	300

Total Base Cost of Upper Stories = 1294

1 Stories Above Ground, Number of stories multiplier for upper stories = 1.000

Total Base Cost New = 1294

County Multiplier: 1.38 Architectural Multiplier: 0.66 Combined: 0.911

Reproduction/Replacement Cost = 1,179

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0

Total Depreciated Cost = 625

ECF (201C COMMERCIAL GROUP C) 0.800 => TCV of Bldg: 2 = 31,108  
Replacement Cost/Floor Area= 50.95 Est. TCV/Floor Area= 21.60

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0  
Description of Occupancy: LOCATED @ BACK OF LOT

Costs are taken from the Shed, Equipment, 4 Wall cost schedules.  
<<<<< Calculator Cost Computations >>>>>  
Class: D,Pole Quality: Average Percent Adj: +0

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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: 10 Height per Story Multiplier: 1.000  
Ave. Floor Area: 864 Perimeter: 120 Perim. Multiplier: 1.142  
Refined Square Foot Cost for Upper Floors: 16.84

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 23.245

Total Floor Area: 864 Base Cost New of Upper Floors = 20,084  
Reproduction/Replacement Cost = 20,084  
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0  
Total Depreciated Cost = 13,456

ECF (201C COMMERCIAL GROUP C) 0.800 => TCV of Bldg: 3 = 10,765  
Replacement Cost/Floor Area= 23.25 Est. TCV/Floor Area= 12.46

Total Estimated True Cash Value of Commercial/Industrial Buildings = 113,726

2017 Est. T.C.V. 009-013-005-00 = 127,476  
Est. TCV/Total Floor Area = 17.36

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
67,600	50,000	50,000	50,000	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,700	0	0	450	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
63,700	63,700	63,700	50,450	50,450	0	

009-013-006-00	2017 Est. T.C.V.	KOBISKA BASIL & ETHEL TRUST
Property Class: 201		2170 S MOREY 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	165.00	660.00	1.0000	0.0000	40	100*		0
Residentia 1 - 2.99 @\$5500		2.50 Acres			5500	100		13,750
* denotes lines that do not contribute to the total acreage calculation.								
165 Actual Front Feet, 2.50 Total Acres								Total Est. Land Value = 13,750

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.38	3800	50	3,959
Total Estimated Land Improvements True Cash Value =					3,959

Ag. Bld 1 0, Lean-To Utility Shed, 3 Wall Class:D,Pole Quality:Low Cost  
 Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:  
 Rate Height-%Adj Perim.-%Adj Heat-Adj Size CountyMult. Cost New  
 3.31 1.000 1.478 0.00 240 1.38 1,623  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 893  
 ECF (201C COMMERCIAL GROUP C) 1.100 => TCV of Bldg: 1 = 982

Total Estimated True Cash Value of Agricultural Buildings = 982

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1975  
 Description of Occupancy: CAL 140

Costs are taken from the Office Building cost schedules.  
 <<<<< Calculator Cost Computations >>>>>  
 Class: D Quality: Low Cost Percent Adj: +0

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Base Rate for Upper Floors = 49.30  
 (10) Heating system: Forced Air Furnace Cost/SqFt: 3.90 100%  
 Adjusted Square Foot Cost for Upper Floors = 53.20  
 0 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 0 Height per Story Multiplier: 0.900  
 Ave. Floor Area: 0 Perimeter: 232 Perim. Multiplier: 1.000  
 Refined Square Foot Cost for Upper Floors: 47.88  
 County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 66.074  
 Total Floor Area: 2,788 Base Cost New of Upper Floors = 184,215  
 Reproduction/Replacement Cost = 184,215  
 Eff.Age:38 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 46 /100/100/100/46.0  
 Total Depreciated Cost = 84,739  
 ECF (201C COMMERCIAL GROUP C) 0.800 => TCV of Bldg: 1 = 67,791  
 Replacement Cost/Floor Area= 66.07 Est. TCV/Floor Area= 24.32

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0  
 Description of Occupancy: BACK OF PARKING LOT

Costs are taken from the Shed, Equipment, 4 Wall cost schedules.  
 <<<<< Calculator Cost Computations >>>>>  
 Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 16.85  
 Adjusted Square Foot Cost for Upper Floors = 16.85

1 Stories Number of Stories Multiplier: 1.000

Parcel Number: 009-013-006-00 Page: 2

Average Height per Story: 8 Height per Story Multiplier: 0.960  
Ave. Floor Area: 576 Perimeter: 96 Perim. Multiplier: 1.215  
Refined Square Foot Cost for Upper Floors: 19.65

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 27.122

Total Floor Area: 576 Base Cost New of Upper Floors = 15,622  
Reproduction/Replacement Cost = 15,622  
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0  
Total Depreciated Cost = 5,624

ECF (201C COMMERCIAL GROUP C) 0.800 => TCV of Bldg: 2 = 4,499  
Replacement Cost/Floor Area= 27.12 Est. TCV/Floor Area= 7.81

Total Estimated True Cash Value of Commercial/Industrial Buildings = 72,290

2017 Est. T.C.V. 009-013-006-00 = 90,981

Est. TCV/Total Floor Area = 27.05, Most recent sale 08/01/1995 for 65,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
47,900	44,000	44,000	44,000	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	0	396	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,500	45,500	45,500	44,396	44,396	0	

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009-013-007-00	2017 Est. T.C.V.	ROOT ROBERT M
Property Class: 401		2234 S MOREY 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	164.00	660.00	1.0000	0.0000	40	100*		0
Residentia 1 - 2.99 @\$5500		2.48 Acres			5500	100		13,668

\* denotes lines that do not contribute to the total acreage calculation.  
164 Actual Front Feet, 2.48 Total Acres Total Est. Land Value = 13,668

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	5000	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	94	4,700
Total Estimated Land Improvements True Cash Value =					4,700

< 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	Ribbed	Metal	45.39	-0.75	-6	684	28,671

(Rate adjusted for Basement under 68 percent of Unit)

Other Additions/Adjustments	Rate	Size	Cost
Addition/Crawl	37.50	640	24,000
Free Standing Roof	4.57	684	3,126

(9) Foundation  
Foundation Wall: Concrete **Draft Record Card - Printed before March Board of Review**

(13) Plumbing

Average Fixture(s)	530.00	1	530
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(14) Water/Sewer

Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	1	2,720

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CCP (1 Story), Standard	19.00	256	4,864
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(17) Garages

Class:C Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	13.85	1232	17,063
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 117,278  
Notes: HOLLY PARK

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 41,047

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	5.65	576	3,254
County Multiplier = 1.38 => Cost New =			4,491
Phy/Ab.Phy/Func/Econ/Comb.%Good= 49/100/100/100/49.0, Depr.Cost =			2,201

Total Depreciated Cost = 43,248  
ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 21,624



Parcel Number: 009-013-007-00

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2017 Est. T.C.V. 009-013-007-00		=	39,992			
Est. TCV/Total Floor Area = 30.21						
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	-1,000	0	0	-1,000	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	21,189	20,000	20,000	

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009-013-008-00	2017 Est. T.C.V.	LASKOWSKI DAVID P
Property Class: 401		6215 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	210.00	1317.17	1.0000	0.0000	40	100*		0
Residentia 3 - 7 @\$3000		6.35 Acres	3000	100				19,050
* denotes lines that do not contribute to the total acreage calculation.								
210 Actual Front Feet, 6.35 Total Acres								Total Est. Land Value = 19,050

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	2550	0	0
D/W/P: 3.5 Concrete	3.44	1.00	448	0	0
Shed: Wood Frame	9.36	1.00	240	94	2,112
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 =					4,487

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1972

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1692 SF Floor Area = 1692 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.60	0.00	1.82	1188	71,779
1	Story Siding	Crawl Space	58.60	-8.07	1.82	504	26,384

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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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

CCP (1 Story), Standard	42.74	42	1,795
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(16) Deck/Balcony

Treated Wood, Standard	7.39	160	1,182
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	17.84	672	11,988
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750
Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)			
Base Cost	10.91	1200	13,092
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 186,136

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 120,989  
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 114,939

2017 Est. T.C.V. 009-013-008-00 = 138,476

Est. TCV/Total Floor Area = 81.84, Most recent sale 07/06/2005 for 139,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
65,800	65,800	65,800	57,222	0.90

Parcel Number: 009-013-008-00

Page: 2

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2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,400	0	0	514	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	69,200	69,200	69,200	57,736	57,736	57,736

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009-013-009-00                      2017 Est. T.C.V.                      FENSTERMACHER DONALD D  
 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
40/FF	421.37	657.48	1.0000	0.0000	40	100*		0
Residentia 3 - 7 @\$3000		6.36 Acres			3000	100		19,080
* denotes lines that do not contribute to the total acreage calculation.								
421 Actual Front Feet, 6.36 Total Acres      Total Est. Land Value =								19,080

2017 Est. T.C.V. 009-013-009-00                      =                      19,080

Est. TCV/Total Floor Area = 11.28

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,500	9,500	9,500	6,412	0.90		
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	57	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,500	9,500	9,500	6,469	6,469	0	

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009-013-010-00                      2017 Est. T.C.V.                      SCHOLTEN FARMS 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
GROUP A 125/FF	211.3713	21.00	1.0000	0.0000	125	100*		0
AG SW 2014 3 -7 Acres			6.41 Acres		3600	100		23,076
* denotes lines that do not contribute to the total acreage calculation.								
211 Actual Front Feet, 6.41 Total Acres      Total Est. Land Value =								23,076

2017 Est. T.C.V. 009-013-010-00	=	23,076			
Est. TCV/Total Floor Area = 13.64, Most recent sale 12/01/1994 for 9,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
11,900	11,900	11,900	6,412	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-400	0	57	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,500	11,500	11,500	6,469	6,469	6,469

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009-013-011-00                      2017 Est. T.C.V.                      HOFFMAN DIANNE L  
 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
Residentia 8 - 17 @\$1900		13.48	Acres	1900	100			25,614
		13.48	Total Acres				Total Est. Land Value =	25,614

2017 Est. T.C.V. 009-013-011-00                      =                      25,614

Est. TCV/Total Floor Area = 15.14

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,200	14,200	14,200	14,200	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	
12,800	12,800	12,800	14,327	12,800	0	

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009-013-011-50	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 Res 6.RESIDENTIAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>20@\$2000		13.81	Acres		2000	100		27,620
		13.81	Total Acres				Total Est. Land Value =	27,620

2017 Est. T.C.V. 009-013-011-50 = 27,620

Est. TCV/Total Floor Area = 16.32

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,400	12,400	12,400	11,735	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	0	105	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,800	13,800	13,800	11,840	11,840	11,840	

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009-013-012-00                      2017 Est. T.C.V.                      BUNTING TEDDY D JR  
 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
GROUP H \$75/FF	264.00	297.00	1.0000	1.0000	75	100		19,800
264 Actual Front Feet, 1.80 Total Acres							Total Est. Land Value =	19,800

2017 Est. T.C.V. 009-013-012-00                      =                      19,800

Est. TCV/Total Floor Area = 11.70

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,900	9,900	9,900	4,000	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	36	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,900	9,900	9,900	4,036	4,036	0	

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009-013-013-00                      2017 Est. T.C.V.                      DUTCHMAN PROPERTIES LLC  
 Property Class: 102                      W ROBERTS 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 121 - 400 Acres	153.28	Acres	3600	100				551,808
AG SW 2014 UNTILLABLE	25.00	Acres	1700	100				42,500
178.28 Total Acres                      Total Est. Land Value =								594,308

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Agricultural Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
8' DIAMETER WELL	15750.00	1.00	1.0	95	14,963
Total Estimated Land Improvements True Cash Value =					14,963

2017 Est. T.C.V. 009-013-013-00	=	609,271			
Est. TCV/Total Floor Area = 360.09					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
306,100	306,100	306,100	75,607	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,500	0	680	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
304,600	304,600	304,600	76,287	76,287	76,287

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009-013-014-00                      2017 Est. T.C.V.                      DUTCHMAN TREE FARMS LLC  
 Property Class: 401                      2300 S MOREY 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	466.00	444.00	1.0000	1.0000	100	100		46,600
466 Actual Front Feet, 4.75 Total Acres                      Total Est. Land Value =								46,600

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	824	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 1912

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1270 SF    Floor Area = 1590 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	67.66	-9.63	0.00	480	27,854
1	Story Siding	Mich Bsmnt.	67.66	-4.82	0.00	470	29,535
2	Story Siding	Crawl Space	106.96	-9.63	0.00	320	31,146

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

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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

CCP (1 Story), Standard	22.72	192	4,362
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(16) Deck/Balcony

Treated Wood,Standard	6.10	686	4,185
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(16) Breezeways

Frame Wall,Finished	27.75	130	3,608
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(17) Garages

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

Base Cost	25.70	312	8,018
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38    =>                      Cost New =    162,623

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =    113,836  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.950 => TCV of Bldg: 1 =    108,144

Cost Est. for Res. Bldg: 2    Single Family    MANU-NATIONAL    Cls    C    Blt 1986

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 924 SF    Floor Area = 924 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	68.29	-14.48	0.00	924	49,720

Parcel Number: 009-013-014-00

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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, 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

County Multiplier = 1.38 => Cost New = 83,601  
 Notes: 1986 FAIRMONT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 62,701  
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.550 => TCV of Bldg: 2 = 34,485

Ag. Bld	1969, 4 Wall Barn, General Purpose	Class:D,Pole	Quality:Low Cost
Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:			
Rate	Height-%Adj	Perim.-%Adj	Heat-Adj
10.10	1.019	1.034	0.00
Size	CountyMult.	Cost New	
1728	1.38	25,377	
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/ 80/100/36.0, Depr.Cost = 9,136			
ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 10,049			

Total Estimated True Cash Value of Agricultural Buildings = 10,049

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1991  
 Description of Occupancy: BUILT 1991 + ADD 2015

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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  
 (10) Heating system: Space Heaters, Radiant Cost/SqFt: 0.20 100%  
 Adjusted Square Foot Cost for Upper Floors = 14.95

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 11 Height per Story Multiplier: 1.020  
 Ave. Floor Area: 4,437 Perimeter: 277 Perim. Multiplier: 0.941  
 Refined Square Foot Cost for Upper Floors: 14.35

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 19.802

Total Floor Area: 4,437 Base Cost New of Upper Floors = 87,862  
 Reproduction/Replacement Cost = 87,862  
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0  
 Total Depreciated Cost = 65,018

ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 71,519  
 Replacement Cost/Floor Area= 19.80 Est. TCV/Floor Area= 16.12

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2015  
 Description of Occupancy: ADDITION BUILT 2015

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

Parcel Number: 009-013-014-00

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Adjusted Square Foot Cost for Upper Floors = 14.75

1 Stories  
 Average Height per Story: 14  
 Ave. Floor Area: 4,634  
 Refined Square Foot Cost for Upper Floors: 14.54  
 Number of Stories Multiplier: 1.000  
 Height per Story Multiplier: 1.080  
 Perimeter: 240  
 Perim. Multiplier: 0.913

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 20.071

Total Floor Area: 4,634  
 Base Cost New of Upper Floors = 93,008  
 Reproduction/Replacement Cost = 93,008  
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0  
 Total Depreciated Cost = 89,288

ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 2 = 98,217  
 Replacement Cost/Floor Area= 20.07 Est. TCV/Floor Area= 21.19

Total Estimated True Cash Value of Commercial/Industrial Buildings = 169,736

2017 Est. T.C.V. 009-013-014-00 = 369,964  
 Est. TCV/Total Floor Area = 31.93, Most recent sale 02/08/2012 for 329,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
177,800	177,800	177,800	144,312	0.90	
2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,200	0	0	1,298	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
185,000	185,000	185,000	145,610	145,610	145,610

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009-013-015-00	2017 Est. T.C.V.	MOVIMIENTO MISIONERO MUNDIOT INC
Property Class: 700		2260 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	75.00	444.00	1.0000	1.0000	125	100		9,375
75 Actual Front Feet, 0.76 Total Acres Total Est. Land Value =								9,375

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Warehouse, Storage cost schedules.  
 <<<<< Calculator Cost Computations >>>>>  
 Class: D,Pole Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 23.60

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%  
 Adjusted Square Foot Cost for Upper Floors = 23.60

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 12 Height per Story Multiplier: 0.960  
 Ave. Floor Area: 2,069 Perimeter: 192 Perim. Multiplier: 1.219  
 Refined Square Foot Cost for Upper Floors: 27.62

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 38.112

Total Floor Area: 2,069 Base Cost New of Upper Floors = 78,855  
 Reproduction/Replacement Cost = 78,855  
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0  
 Total Depreciated Cost = 53,621

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ECF (2016 COMMERCIAL GROUP C) 0.800 => TCV of Bldg: 1 = 42,897  
 Replacement Cost/Floor Area= 38.11 Est. TCV/Floor Area= 20.73

Total Estimated True Cash Value of Commercial/Industrial Buildings = 42,897

2017 Est. T.C.V. 009-013-015-00	=	0			
Est. TCV/Total Floor Area = 0.00, Most recent sale 11/01/2013 for 30,000					
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

009-013-016-00	2017 Est. T.C.V.	ROOT TONY A
Property Class: 401		2236 S MOREY 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	108.00	444.00	1.0000	1.0000	100	100		10,800
108 Actual Front Feet, 1.10 Total Acres Total Est. Land Value =								10,800

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	930	66	1,964
Shed: Wood Frame	7.23	1.00	480	20	694
Total Estimated Land Improvements True Cash Value =					2,658

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 = 1138 SF Floor Area = 1138 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	57.89	0.00	0.00	1138	65,879

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Brick Veneer	8.00	640	5,120
Walk out Basement Door(s)	700.00	1	700

(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
Fireplace: Exterior 1 Story	3450.00	1	3,450

(16) Porches			
CGEP (1 Story), Standard	51.40	64	3,290
CGEP (1 Story), Standard	74.14	32	2,372
CCP (1 Story), Standard	20.33	240	4,879

(16) Deck/Balcony			
Treated Wood, Standard	6.67	220	1,467

(17) Garages			
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	17.85	615	10,978
Common Wall: 1/2 Wall	-625.00	1	-625
Mechanical Doors	350.00	1	350

Class:CD Exterior: Block Foundation: 42 Inch (Unfinished)			
Base Cost	16.44	768	12,626

County Multiplier = 1.38 => Cost New = 162,807

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 105,825

Separately Depreciated Items:

(9) Basement Finish			
Basement Recreation Finish	11.25	1138	12,803
County Multiplier = 1.38 =>		Cost New =	17,667
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	8,834

Parcel Number: 009-013-016-00

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	Total Depreciated Cost =	114,658
ECF (RESIDENTIAL RURAL/ NON SUB)	0.950 => TCV of Bldg: 1 =	108,925

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2017 Est. T.C.V. 009-013-016-00 = 122,383

Est. TCV/Total Floor Area = 107.54

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
58,000	58,000	58,000	46,859	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	0	421	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
61,200	61,200	61,200	47,280	47,280	47,280	

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009-013-018-80                      2017 Est. T.C.V.                      HARRINGTON WM C  
 Property Class: 401                      6781 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	165.00	365.00	1.0000	1.0000	40	100		6,600
165 Actual Front Feet, 1.38 Total Acres                      Total Est. Land Value =								6,600

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 = 936 SF    Floor Area = 936 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	49.21	0.00	0.66	408	20,347
1	Story Siding	Crawl Space	49.21	-8.58	0.66	264	10,901
1	Story Siding	Crawl Space	49.21	-8.58	0.66	264	10,901

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

Average Fixture(s)		525.00		1	525
2 Fixture Bath		1100.00		1	1,100

(14) Water/Sewer

Well, 100 Feet		2425.00		1	2,425
1000 Gal Septic		2720.00		1	2,720

(15) Built-Ins & Fireplaces

Appliance Allowance		1235.00		1	1,235
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County Multiplier = 1.38 =>                      Cost New =                      69,211

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =                      38,066

Separately Depreciated Items:

(17) Garages

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

Base Cost		9.61		960	9,226
County Multiplier = 1.38 =>				Cost New =	12,731
Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0,				Depr.Cost =	11,840

Total Depreciated Cost =                      49,906  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.900 => TCV of Bldg: 1 =                      44,916

2017 Est. T.C.V. 009-013-018-80					=	51,516
Est. TCV/Total Floor Area = 55.04						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,600	25,600	25,600	20,913	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	188	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,800	25,800	25,800	21,101	21,101	21,101	



009-013-019-00                      2017 Est. T.C.V.                      MILLER JUDY  
 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
GROUP I 100/FF	193.00	990.82	1.0000	1.0000	100	100		19,300
193 Actual Front Feet, 4.39 Total Acres				Total Acres	Total Est. Land Value =			19,300

2017 Est. T.C.V. 009-013-019-00                      =                      19,300

Est. TCV/Total Floor Area = 20.62

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,700	9,700	9,700	6,498	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/MBT	
9,700	9,700	9,700	6,556	6,556	0	

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009-013-019-20	2017 Est. T.C.V.	MILLER CASEY JOHN
Property Class: 201		6991 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	193.00	321.85	1.0000	1.0000	75	100		14,475
193 Actual Front Feet, 1.43 Total Acres Total Est. Land Value =								14,475

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.42	261	50	552
D/W/P: 4in Concrete	3.12	1.42	173	50	383
Shed: Wood Frame	8.24	1.42	160	50	937
Total Estimated Land Improvements True Cash Value =					1,872

Cost Est. for Res. Bldg: 1 Single Family 2.5S Cls D Blt 1900

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1300 SF Floor Area = 2605 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2.5	Story Siding	Crawl Space	85.31	-7.84	1.52	870	68,721
1	Story Siding	Crawl Space	45.97	-7.84	0.66	430	16,680

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
Fireplace: Exterior 2 Story	3700.00	2	7,400

(16) Porches

CCP (1 Story), Standard	16.52	441	7,285
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County Multiplier = 1.38 => Cost New = 146,475

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,	Depr.Cost =	80,561
ECF (201C COMMERCIAL GROUP C) 0.900 => TCV of Bldg: 1 =		72,505

2017 Est. T.C.V. 009-013-019-20 = 88,852

Est. TCV/Total Floor Area = 34.11, Most recent sale 11/10/2011 for 30,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
45,600	45,600	45,600	14,205	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
500	-1,700	0	500	127	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
44,400	44,400	44,400	14,832	14,832	0

009-013-019-30                      2017 Est. T.C.V.                      MILLER JUDY A  
 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
Residentia 30 - 65	\$2000	30.45	Acres	2000	100			60,900
30.45 Total Acres                      Total Est. Land Value =								60,900

2017 Est. T.C.V. 009-013-019-30                      =                      60,900

Est. TCV/Total Floor Area = 23.38

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,400	27,400	27,400	14,670	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	0	132	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,500	30,500	30,500	14,802	14,802	0	

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009-013-020-00	2017 Est. T.C.V.	ROGERS LARRY & SUSAN
Property Class: 401		2061 S GREEN 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	175.00	250.00	1.0000	1.0000	75	100		13,125
175 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								13,125

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	615	71	1,397
D/W/P: Asphalt Paving	1.51	1.00	480	71	515
Shed: Wood Frame	7.23	1.00	720	71	3,696
Shed: Wood Frame	8.75	1.00	192	71	1,193
Total Estimated Land Improvements True Cash Value =					6,801

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 = 1942 SF Floor Area = 1942 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	53.19	0.00	0.00	1942	103,295

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Brick Veneer	8.00	192	1,536

(13) Plumbing			
Average Fixture(s)	630.00	1	630
3 Fixture Bath	1,975.00	1	1,975
2 Fixture Bath	1,325.00	1	1,325

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(14) Water/Sewer			
Well, 100 Feet	2550.00	1	2,550
1000 Gal Septic	2895.00	1	2,895

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

(16) Porches			
CCP (1 Story), Standard	52.78	24	1,267

(16) Deck/Balcony			
Treated Wood, Standard	6.65	224	1,490

(17) Garages			
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	17.40	650	11,310
Common Wall: 1.5 Wall	-1850.00	1	-1,850

County Multiplier = 1.38 => Cost New = 176,415

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 114,670  
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 108,937

2017 Est. T.C.V. 009-013-020-00 = 128,863

Est. TCV/Total Floor Area = 66.36, Most recent sale 10/01/2001 for 115,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
61,200	61,200	61,200	52,181	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	469	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
64,400	64,400	64,400	52,650	52,650	52,650

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009-013-021-00                      2017 Est. T.C.V.                      BOUZA LARRY A  
 Property Class: 401                                           2071 S GREEN 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	110.00	250.00	1.0000	1.0000	75	100		8,250
110 Actual Front Feet, 0.63 Total Acres                      Total Est. Land Value =								8,250

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	96	71	234
Shed: Wood Frame	11.06	1.00	120	71	942
Total Estimated Land Improvements True Cash Value =					1,176

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

(11) Heating System: Space Heater

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	63.40	-9.20	0.00	1040	56,368

Other Additions/Adjustments                      Rate                      Size                      Cost

(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                      **Draft Record Card - Printed before March Board of Review**  
 Appliance Allowance                      1915.00                      1                      1,915

County Multiplier = 1.38    =>                      Cost New =                      87,910

Phy/Ab.Phy/Func/Econ/Comb.%Good= 67/100/100/100/67.0,    Depr.Cost =                      58,900  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =                      55,955

2017 Est. T.C.V. 009-013-021-00                      =                      65,381  
 Est. TCV/Total Floor Area = 62.87

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
31,000	31,000	31,000	29,287	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,700	0	0	263	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,700	32,700	32,700	29,550	29,550	0

009-013-022-00                      2017 Est. T.C.V.                      BOUZA LARRY A & BONNIE  
 Property Class: 401                                           2081 S GREEN 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	110.00	250.00	1.0000	1.0000	75	100		8,250
110 Actual Front Feet, 0.63 Total Acres				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	11.06	1.00	120	71	942
Total Estimated Land Improvements True Cash Value =					942

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

(11) Heating System: Electric Baseboard

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	66.74	-9.68	-0.27	1040	59,062

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1,915.00	1	1,915
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**Draft Record Card - Printed before March Board of Review**

(16) Porches

CPP, Standard	34.45	16	551
CPP, Standard	37.40	9	337

County Multiplier = 1.38 =>                      Cost New =                      94,405

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      61,363  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =                      58,295

2017 Est. T.C.V. 009-013-022-00                      =                      67,487  
 Est. TCV/Total Floor Area = 64.89, Most recent sale 05/01/1995 for 26,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,000	32,000	32,000	30,190	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,700	0	271	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,700	33,700	33,700	30,461	30,461	0	

009-013-023-00	2017 Est. T.C.V.	THEOBALD JAMES & JAMIE
Property Class: 401		2101 S GREEN 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	110.00	250.00	1.0000	1.0000	75	100		8,250
110 Actual Front Feet, 0.63 Total Acres				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	11.43	1.00	99	50	566
Total Estimated Land Improvements True Cash Value =					566

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls C-5 Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1560 SF Floor Area = 1560 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.32	-8.26	0.00	1560	79,654

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, 50 Feet	1575.00	1	1,575
1000 Gal Septic	3085.00	1	3,085

(15) Built-Ins & Fireplaces

**Draft Record Card - Printed before March Board of Review**

Appliance Allowance	1,915.00	1	1,915
Fireplace: Wood Stove	1350.00	1	1,350

(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 = 138,066  
Notes: MODULAR (MRBC)

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 89,743

Separately Depreciated Items:

(16) Porches

CCP (1 Story), Standard	28.51	110	3,136
County Multiplier = 1.38 =>	Cost New =		4,328
Phy/Ab.Phy/Func/Econ/Comb.%Good= 25/100/100/100/25.0,	Depr.Cost =		1,082

(16) Deck/Balcony

Treated Wood,Standard	6.85	240	1,644
County Multiplier = 1.38 =>	Cost New =		2,269
Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0,	Depr.Cost =		1,974

Total Depreciated Cost = 92,799  
ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCv of Bldg: 1 = 60,319

2017 Est. T.C.V. 009-013-023-00 = 69,135  
Est. TCv/Total Floor Area = 44.32, Most recent sale 11/18/2015 for 70,000  
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.  
29,700 29,700 29,700 29,700 0.90



Parcel Number: 009-013-023-00

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2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,900	0	0	267	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	34,600	34,600	34,600	29,967	29,967	29,967

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009-013-024-00                      2017 Est. T.C.V.                      BROOKS GREGORY A & KIMBERLY A  
 Property Class: 401                      2021 S GREEN 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	140.00	250.00	1.0000	1.0000	75	100		10,500
140 Actual Front Feet, 0.80 Total Acres				Total Acres	Total Est. Land Value =			10,500

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	288	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 1981

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1320 SF    Floor Area = 1320 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	56.39	0.00	0.00	1320	74,435

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

Well, 100 Feet	2550.00	1	2,550
1000 Gal Septic	2895.00	1	2,895

**Draft Record Card - Printed before March Board of Review**

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CCP (1 Story), Standard	30.65	80	2,452
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(16) Deck/Balcony

Treated Wood, Standard	6.81	192	1,308
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(17) Garages

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

Base Cost	18.45	576	10,627
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 =>                      Cost New =                      132,185

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      85,921  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =                      81,624

2017 Est. T.C.V. 009-013-024-00                      =                      92,599

Est. TCV/Total Floor Area = 70.15

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
44,000	44,000	44,000	39,445	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,300	0	0	355	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,300	46,300	46,300	39,800	39,800	39,800

009-013-026-00                      2017 Est. T.C.V.                      DE WITT KRIS L  
 Property Class: 401                                           2301 S GREEN 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	224.00	659.23	1.0000	1.0000	65	100		14,560
224 Actual Front Feet, 3.39 Total Acres                      Total Est. Land Value =								14,560

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	120	73	301
Total Estimated Land Improvements True Cash Value =					301

Cost Est. for Res. Bldg: 1    Single Family    1.75S                      Cls C                      Blt 1960

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1516 SF    Floor Area = 2257 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Mich Bsmnt.	90.97	-4.38	0.00	988	85,551
1	Story Siding	Overhang	36.43	0.00	0.00	528	19,235

Other Additions/Adjustments                      Rate                      Size                      Cost

(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                      **Draft Record Card - Printed before March Board of Review**  
 Appliance Allowance                      1915.00                      1                      1,915

(16) Porches  
 CCP (1 Story), Standard                      54.99                      24                      1,320

(16) Deck/Balcony  
 Treated Wood,Standard                      7.39                      160                      1,182

(16) Breezeways  
 Frame Wall,Finished                      27.75                      252                      6,993

(17) Garages  
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      20.00                      528                      10,560  
 Common Wall: 1/2 Wall                      -650.00                      1                      -650

County Multiplier = 1.38 =>                      Cost New =                      181,506

Phy/Ab.Phy/Func/Econ/Comb.%Good= 67/100/100/100/67.0,                      Depr.Cost =                      121,609

Separately Depreciated Items:

(16) Deck/Balcony  
 Treated Wood,Standard                      7.29                      176                      1,283  
 County Multiplier = 1.38 =>                      Cost New =                      1,771  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0,                      Depr.Cost =                      1,717

(17) Garages  
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)  
 Base Cost                      9.71                      1120                      10,875  
 County Multiplier = 1.38 =>                      Cost New =                      15,008  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,                      Depr.Cost =                      13,507

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				Total Depreciated Cost =		136,834
ECF (RESIDENTIAL RURAL/ NON SUB)			0.950 => TCV of Bldg: 1 =			129,992
<hr/>						
2017 Est. T.C.V. 009-013-026-00				=		144,853
Est. TCV/Total Floor Area = 64.18						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
68,600	68,600	68,600	62,875	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,800	0	0	565	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
72,400	72,400	72,400	63,440	63,440	63,440	

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009-013-027-00	2017 Est. T.C.V.	KELLER RAYMOND M
Property Class: 201		2321 S GREEN 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
GRAGE C	40/FF	143.88	660.00	1.0000	1.0000	40	100	5,755
144 Actual Front Feet, 2.18 Total Acres Total Est. Land Value =								5,755

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.35	1.38	228	50	527
Shed: Wood Frame	7.23	1.38	1891	0	0
Total Estimated Land Improvements True Cash Value =					527

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1976

Description of Occupancy: BLOCK GRG FRONT OF LOT

Costs are taken from the Shed, Equipment, 4 Wall cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 16.85

Adjusted Square Foot Cost for Upper Floors = 16.85

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 10 Height per Story Multiplier: 1.000  
Ave. Floor Area: 1,036 Perimeter: 148 Perim. Multiplier: 1.153  
Refined Square Foot Cost for Upper Floors: 19.43

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 26.811

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Total Floor Area: 1,036 Base Cost New of Upper Floors = 27,776

Reproduction/Replacement Cost = 27,776

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 55 /100/100/100/55.0

Total Depreciated Cost = 15,277

ECF (201C COMMERCIAL GROUP C) 0.800 => TCV of Bldg: 1 = 12,221

Replacement Cost/Floor Area= 26.81 Est. TCV/Floor Area= 11.80

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1950

Costs are taken from the Shed, Utility, 4 Wall cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 8.25

Adjusted Square Foot Cost for Upper Floors = 8.25

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 10 Height per Story Multiplier: 1.000  
Ave. Floor Area: 1,800 Perimeter: 180 Perim. Multiplier: 1.040  
Refined Square Foot Cost for Upper Floors: 8.58

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 11.840

Total Floor Area: 1,800 Base Cost New of Upper Floors = 21,313

Reproduction/Replacement Cost = 21,313

Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0

Total Depreciated Cost = 10,443

Parcel Number: 009-013-027-00 Page: 2

ECF (201C COMMERCIAL GROUP C) 0.800 => TCV of Bldg: 2 = 8,355  
 Replacement Cost/Floor Area= 11.84 Est. TCV/Floor Area= 4.64

Total Estimated True Cash Value of Commercial/Industrial Buildings = 20,576

2017 Est. T.C.V. 009-013-027-00 = 26,858

Est. TCV/Total Floor Area = 9.47, Most recent sale 09/11/2012 for 15,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,800	16,800	16,800	10,662	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,400	0	0	95	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,400	13,400	13,400	10,757	10,757	0	

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009-013-027-50	2017 Est. T.C.V.	KELLER RAY & LORALYN
Property Class: 201		2345 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*                      292.44' X 660'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 4-6A 5700			4.43 Acres		5700	100		25,257
		4.43	Total Acres				Total Est. Land Value =	25,257

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.39	1.38	780	50	1,824
	Total Estimated Land Improvements True Cash Value =				1,824

Ag. Bld 1 1930, 4 Wall Barn, General Purpose Class:D,Frame Quality:Average

Heating System:Space Heaters, Fan Rate Adj.:0.00 Desc:

Rate	Height-%Adj	Perim.-%Adj	Heat-Adj	Size	CountyMult.	Cost New	
16.80	1.192	0.927	1.60	7200	1.38	202,016	
	Phy./Ab.Phy./Func./Econ/Comb.%Good= 45/100/100/100/45.0,				Depr.Cost =	90,907	
ECF (201C COMMERCIAL GROUP C)						1.100 => TCV of Bldg: 1 =	99,998

Total Estimated True Cash Value of Agricultural Buildings = 99,998

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1987

Description of Occupancy: CAL 168

Costs are taken from the Shed, Boat Storage, 4 Wall cost schedules.

<<<<<                      Calculator Cost Computations                      >>>>>

Class: D,Pole      Quality: Low Cost      Percent Adj: +0

Base Rate for Upper Floors = 14.50

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Misc. Rate Adj.(for upper flrs): COMPACTED EARTH FLOOR      Cost/Sq.Ft.: -2.04

Adjusted Square Foot Cost for Upper Floors = 12.46

1 Stories    Number of Stories Multiplier: 1.000

Average Height per Story: 16                      Height per Story Multiplier: 1.120

Ave. Floor Area: 21,600                      Perimeter: 700                      Perim. Multiplier: 0.863

Refined Square Foot Cost for Upper Floors: 12.04

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 16.620

Total Floor Area: 21,600	Base Cost New of Upper Floors =	358,988
	Reproduction/Replacement Cost =	358,988
Eff.Age:20      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0	Total Depreciated Cost =	240,522

<<<<<                      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
(13) Roof Structure:						
Wood Joists, Wood or Composition Deck	2	3.34	256	1.000	1.000	855

(14) Roof Cover:						
Alum./Steel Corrugated or Crimped	1	1.25	256	1.000	1.000	320

Total Base Cost of Upper Stories = 1175

1 Stories Above Ground,      Number of stories multiplier for upper stories = 1.000

Total Base Cost New = 1175

County Multiplier: 1.38      Architectural Multiplier: 0.66      Combined: 0.911

Parcel Number: 009-013-027-50 Page: 2

Reproduction/Replacement Cost = 1,070  
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0  
Total Depreciated Cost = 717

ECF (201C COMMERCIAL GROUP C) 0.800 => TCV of Bldg: 1 = 192,991  
Replacement Cost/Floor Area= 16.67 Est. TCV/Floor Area= 8.93

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2010  
Description of Occupancy: AT GREEN RD - WITH OFFICE

Costs are taken from the Warehouse, Storage cost schedules.  
<<<<< Calculator Cost Computations >>>>>  
Class: D,Pole Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 23.60  
(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%  
Adjusted Square Foot Cost for Upper Floors = 23.60

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 14 Height per Story Multiplier: 1.000  
Ave. Floor Area: 2,417 Perimeter: 200 Perim. Multiplier: 1.177  
Refined Square Foot Cost for Upper Floors: 27.78

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 38.333

Total Floor Area: 2,417 Base Cost New of Upper Floors = 92,650

Reproduction/Replacement Cost = 92,650  
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0  
Total Depreciated Cost = 81,532

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ECF (201C COMMERCIAL GROUP C) 0.800 => TCV of Bldg: 2 = 65,225  
Replacement Cost/Floor Area= 38.33 Est. TCV/Floor Area= 26.99

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2011  
Description of Occupancy: SOUTH OF DRIVE AT RD

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  
Misc. Rate Adj.(for upper flrs): COMPACTED EARTH FLOOR Cost/Sq.Ft.: -2.49  
Adjusted Square Foot Cost for Upper Floors = 12.26

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 17 Height per Story Multiplier: 1.135  
Ave. Floor Area: 4,300 Perimeter: 290 Perim. Multiplier: 0.955  
Refined Square Foot Cost for Upper Floors: 13.29

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 18.339

Total Floor Area: 4,300 Base Cost New of Upper Floors = 78,856

Reproduction/Replacement Cost = 78,856  
Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0  
Total Depreciated Cost = 72,548

<<<<< 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
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Total Base Cost New = 0

County Multiplier: 1.38 Architectural Multiplier: 0.00 Combined: 0.000

Reproduction/Replacement Cost = 0

Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0

Total Depreciated Cost = 0

ECF (201C COMMERCIAL GROUP C) 0.800 => TCV of Bldg: 3 = 58,038

Replacement Cost/Floor Area= 18.34 Est. TCV/Floor Area= 13.50

Total Estimated True Cash Value of Commercial/Industrial Buildings = 316,254

2017 Est. T.C.V. 009-013-027-50 = 443,333

Est. TCV/Total Floor Area = 15.66, Most recent sale 07/01/2002 for 130,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
198,100	198,100	198,100	182,428	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,600	0	0	1,641	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
221,700	221,700	221,700	184,069	184,069	0	

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009-013-028-00	2017 Est. T.C.V.	MISSAUKEE COUNTY ROAD COMMISSION
Property Class: 700		W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table .

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
			7.283	Acres	0	100	0
		7.28	Total Acres		Total Est. Land Value =		0

2017 Est. T.C.V.	009-013-028-00	=	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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009-013-030-00	2017 Est. T.C.V.	MURRAY JUDY TRUSTEE
Property Class: 401		6275 W ROBERTS 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 LTDACCESS@	\$1200	30.04	Acres	1200	100			36,048
30.04 Total Acres Total Est. Land Value =								36,048

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	480	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 1991

(11) Heating System: Forced Heat & Cool  
Ground Area = Size for Rates = 1560 SF Floor Area = 1560 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	54.91	0.00	1.87	1560	88,577

Other Additions/Adjustments

	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
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(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	52.78	24	1,267
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(17) Garages

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

Base Cost	18.45	576	10,627
Common Wall: 1 Wall	-1225.00	1	-1,225
Automatic Doors	375.00	1	375

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 = 160,102

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost = 131,284  
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 124,720

2017 Est. T.C.V. 009-013-030-00 = 161,718

Est. TCV/Total Floor Area = 103.67

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
73,900	73,900	73,900	65,122	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,000	0	586	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
80,900	80,900	80,900	65,708	65,708	65,708

009-013-031-00                      2017 Est. T.C.V.                      NELSON BARBARA &  
 Property Class: 401                                           6431 W ROBERTS 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	332.00	1281.70	1.0000	1.0000	40	100		13,280
332 Actual Front Feet, 9.77 Total Acres                      Total Est. Land Value =								13,280

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 = 0 SF    Floor Area = 0 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost

Other Additions/Adjustments                      Rate                      Size    Cost

(13) Plumbing  
 3 Fixture Bath                      1975.00                      -1    -1,975

(17) Garages  
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      20.12                      384    7,726

County Multiplier = 1.38 =>                      Cost New =    7,936

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =    4,762  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.900 => TCV of Bldg: 1 =    4,286

2017 Est. T.C.V. 009-013-031-00                      =    17,566  
 Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,000	7,000	7,000	7,000	0.90	
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	1,800	0	0	63	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,800	8,800	8,800	7,063	7,063	7,063

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009-013-032-00	2017 Est. T.C.V.	NELSON BARBARA &
Property Class: 402		W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	332.00	1282.00	1.0000	1.0000	50	100		16,600
332 Actual Front Feet, 9.77 Total Acres				Total Acres	Total Est. Land Value =			16,600

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2017 Est. T.C.V. 009-013-032-00 = 16,600

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
8,300	8,300	8,300	5,767	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	51	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,300	8,300	8,300	5,818	5,818	5,818

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009-013-033-00	2017 Est. T.C.V.	NELSON BARBARA &
Property Class: 402		W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	330.00	1282.90	1.0000	1.0000	65	100		21,450
330 Actual Front Feet, 9.72 Total Acres Total Est. Land Value =								21,450

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2017 Est. T.C.V. 009-013-033-00 = 21,450

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
10,700	10,700	10,700	8,334	0.90			
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	75	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
10,700	10,700	10,700	8,409	8,409	8,409		

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009-013-034-00	2017 Est. T.C.V.	MILLER CASEY JOHN
Property Class: 401		6870 W KELLY 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			17.250	Acres	2,100	100		36,225
		17.25	Total Acres		Total Est.		Land Value =	36,225

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	288	71	703
Total Estimated Land Improvements True Cash Value =					703

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1981

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1200 SF Floor Area = 1200 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	61.77	0.00	0.00	1200	74,124

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, 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
Fireplace: Exterior 1 Story	3875.00	1	3,875

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(16) Porches

CCP (1 Story), Standard	49.04	32	1,569
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(16) Deck/Balcony

Treated Wood, Standard	7.01	208	1,458
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(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 = 140,271  
Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 102,398

Separately Depreciated Items:

Unit-in-Place Cost Items:

GARAGE	1.00	500	500
County Multiplier = 1.38 =>		Cost New =	690
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,		Depr.Cost =	587

Total Depreciated Cost = 102,984  
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 97,835

2017 Est. T.C.V. 009-013-034-00	=	134,763
Est. TCV/Total Floor Area = 112.30, Most recent sale 08/15/2005 for 135,000		
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.		
64,500 64,500 64,500 56,322 0.90		
2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses		

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0	2,900	0	0	506	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
67,400	67,400	67,400	56,828	56,828	56,828

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009-013-034-50                      2017 Est. T.C.V.                      CUNNINGHAM ARIC DALE  
 Property Class: 402                      GREEN 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			12.000		2,100	100		25,200
		12.00	Total Acres		Total Est.		Land Value =	25,200

2017 Est. T.C.V. 009-013-034-50                      =                      25,200

Est. TCV/Total Floor Area = 21.00, Most recent sale 07/12/2004 for 99

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
12,600	12,600	12,600	12,600	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
12,600	12,600	12,600	12,713	12,600	0

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009-013-034-70                      2017 Est. T.C.V.                      AAA CMS TRUST  
 Property Class: 401                      2881 S GREEN 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	463.00	564.49	1.0000	1.0000	40	100		18,520
463 Actual Front Feet, 6.00 Total Acres                      Total Est. Land Value =								18,520

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 = 672 SF    Floor Area = 672 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.97	-9.74	0.00	672	37,115

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

Well, 100 Feet	2550.00	1	2,550
1000 Gal Septic	2895.00	1	2,895

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(17) Garages

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

Base Cost	9.71	2016	19,575
No Floor Deduction	-3.10	2016	-6,250

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County Multiplier = 1.38 =>    Cost New = 79,944

Notes: RELOCATED HOME

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost = 55,961

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	6.69	216	1,445
County Multiplier = 1.38 =>		Cost New =	1,994
Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0,		Depr.Cost =	1,914

Total Depreciated Cost = 57,875  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.950 => TCV of Bldg: 1 = 54,981

2017 Est. T.C.V. 009-013-034-70                      =                      73,501

Est. TCV/Total Floor Area = 109.38, Most recent sale 07/12/2004 for 99

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,100	19,100	19,100	30,738	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
17,100	600	0	0	15,538	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,800	36,800	36,800	31,014	31,014	0	0

009-013-034-90                      2017 Est. T.C.V.                      AAA CMS TRUST  
 Property Class: 102                                           2909 S GREEN 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
GROUP C 75/FF	462.00	448.00	1.0000	0.0000	75	100*		0
AG SW 2014 8 - 17 Acres		4.75 Acres	3600	100				17,107
* denotes lines that do not contribute to the total acreage calculation.								
462 Actual Front Feet, 4.75 Total Acres      Total Est. Land Value =								17,107

2017 Est. T.C.V. 009-013-034-90	=	17,107			
Est. TCV/Total Floor Area = 25.46, Most recent sale 07/12/2004 for 99					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
26,700	26,700	26,700	8,211	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
8,600	0	26,700	0	-15,189	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,600	8,600	8,600	8,284	8,284	0

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009-013-035-00                      2017 Est. T.C.V.                      DUTCHMAN PROPERTIES LLC  
 Property Class: 102                      W ROBERTS 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 8 - 17 Acres			9.72 Acres		3600	100		35,003
			9.72 Total Acres				Total Est. Land Value =	35,003

2017 Est. T.C.V. 009-013-035-00                      =                      35,003

Est. TCV/Total Floor Area = 52.09

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
18,000	18,000	18,000	8,334	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	75	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,500	17,500	17,500	8,409	8,409	8,409	

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009-013-036-00	2017 Est. T.C.V.	MCLEOD CRAIG & TONYA
Property Class: 401		6635 W ROBERTS 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	330.00	1284.00	1.0000	1.0000	65	100		21,450
330 Actual Front Feet, 9.73 Total Acres								Total Est. Land Value = 21,450

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	2275	0	0
D/W/P: 4in Concrete	4.23	1.00	288	0	0
Fencing: Wd, Split, 4 Rail	12.75	1.00	160	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 BC Blt 2013

(11) Heating System: Forced Air w/ Ducts  
Ground Area = Size for Rates = 1424 SF Floor Area = 2151 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	94.09	0.00	0.00	1424	133,984
0.5	Story Siding	Overhang	17.45	0.00	0.00	30	524

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	13.50	1000	13,500
Walk out Basement Door(s)	1,025.00	1	1,025

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(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525

(14) Water/Sewer

Well, 100 Feet	3050.00	1	3,050
2000 Gal Septic	5650.00	1	5,650

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 1 Story	3630.00	1	3,630
Fireplace: Wood Stove	2000.00	1	2,000

(16) Porches

WCP (1 Story), Standard	27.65	146	4,037
WGEP (1 Story), Standard	41.14	220	9,051
WPP, Standard	10.38	346	3,591

(17) Garages  
Class:BC Exterior: Siding Foundation: 18 Inch (Finished )

Base Cost	19.65	1063	20,888
Common Wall: 1 Wall	-1150.00	1	-1,150
Automatic Doors	425.00	1	425

County Multiplier = 1.38 => Cost New = 286,295

Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 280,569  
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 266,540

Ag. Bld 1 2016, 4 Wall Loafing Shed Class:D,Pole Quality:Low Cost  
Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:  
Rate Height-%Adj Perim.-%Adj Heat-Adj Size CountyMult. Cost New

Parcel Number: 009-013-036-00 Page: 2

4.00	0.963	1.156	0.00	861	1.38	5,291
Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost =						5,185
ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 =						5,704

Total Estimated True Cash Value of Agricultural Buildings = 5,704

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2013

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

(10) Heating system: Wall or Floor Furnace Cost/SqFt: -0.15 50%  
Adjusted Square Foot Cost for Upper Floors = 14.68

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 10 Height per Story Multiplier: 1.000  
Ave. Floor Area: 1,280 Perimeter: 144 Perim. Multiplier: 1.073  
Refined Square Foot Cost for Upper Floors: 15.75

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 21.730

Total Floor Area: 1,280 Base Cost New of Upper Floors = 27,814

Reproduction/Replacement Cost = 27,814  
Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0  
Total Depreciated Cost = 25,589

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
/CI4/ROOC/ALUSCCOTPPA	2.20	384	1.38	1.00	1,166
/CI1/FRAC/WOOPF/1214A	19.15	6	1.38	1.00	159

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ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 29,605  
Replacement Cost/Floor Area= 22.76 Est. TCV/Floor Area= 23.13

Total Estimated True Cash Value of Commercial/Industrial Buildings = 29,605

2017 Est. T.C.V. 009-013-036-00 = 332,799  
Est. TCV/Total Floor Area = 97.00, Most recent sale 06/05/2012 for 22,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
151,200	151,200	151,200	122,104	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
7,100	8,100	0	7,100	1,098	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
166,400	166,400	166,400	130,302	130,302	130,302

009-013-037-00                      2017 Est. T.C.V.                      PRCZEWSKI EDWARD & KIMBERLY  
 Property Class: 401                      6655 W ROBERTS 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	662.50	1286.00	1.0000	1.0000	65	100		43,063
663 Actual Front Feet, 19.56 Total Acres                      Total Est. Land Value =								43,063

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	500	0	0
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	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					2,088

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls C    Blt 1993

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 1344 SF    Floor Area = 1344 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.87	0.00	0.00	1344	85,841

  

Other Additions/Adjustments	Rate	Size	Cost
Wood Furnace Add-On	1575.00	1	1,575

(9) Basement Finish

Basement Recreation Finish	11.45	530	6,069
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(13) Plumbing

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

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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) Porches

CCP (1 Story), Standard	34.76	64	2,225
WPP, Standard	13.27	120	1,592

(16) Deck/Balcony

Roof Cover Only, Standard	8.95	474	4,242
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Finished )			
Base Cost	21.14	672	14,206
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375
Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)			
Base Cost	10.91	1218	13,288
Automatic Doors	375.00	2	750

County Multiplier = 1.38    =>                      Cost New =    191,266

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =    153,013  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.950 => TCV of Bldg: 1 =    145,362

2017 Est. T.C.V. 009-013-037-00                      =    190,513  
 Est. TCV/Total Floor Area = 141.75, Most recent sale 08/16/2013 for 147,000

Parcel Number: 009-013-037-00

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2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
90,900	90,900	90,900	85,625	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,400	0	0	770	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
95,300	95,300	95,300	86,395	86,395	86,395	

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009-013-039-00                      2017 Est. T.C.V.                      KEELEAN MARILYN M  
 Property Class: 401                      6795 W ROBERTS 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	330.00	1287.00	1.0000	1.0000	65	100		21,450
330 Actual Front Feet, 9.75 Total Acres                      Total Est. Land Value =								21,450

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	2000	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    MANU-BOCA/STATE Cls CD    Blt 1992

(11) Heating System: Forced Air w/o Ducts  
 Ground Area = Size for Rates = 1344 SF    Floor Area = 1344 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Crawl Space    56.24    -8.10    -0.71    1344    63,746

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  
 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  
 WGEF (1 Story), Standard                      50.62                      64                      3,240

(16) Deck/Balcony  
 Treated Wood,Standard                      10.15                      48                      487  
 Treated Wood,Standard                      6.29                      320                      2,013

(16) Breezeways  
 Knee Wall,Unfinished                      34.75                      81                      2,815

(17) Garages  
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      16.80                      576                      9,677  
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      16.80                      576                      9,677

County Multiplier = 1.38    =>                      Cost New =    139,544

Phy/Ab.Phy/Func/Econ/Comb.%Good= 81/100/100/100/81.0,    Depr.Cost =    113,031  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.650 => TCV of Bldg: 1 =    73,470

2017 Est. T.C.V. 009-013-039-00                      =    97,295

Est. TCV/Total Floor Area = 72.39

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,800	42,800	42,800	42,800	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,800	0	385	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

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Parcel Number: 009-013-039-00

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48,600	48,600	48,600	43,185	43,185	43,185
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009-013-040-00	2017 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 102		W ROBERTS 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 18 - 29 Acres		20.09 Acres	3600	100				72,324
		20.09 Total Acres	Total Est. Land Value =					72,324

2017 Est. T.C.V. 009-013-040-00 = 72,324

Est. TCV/Total Floor Area = 53.81

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,200	37,200	37,200	12,347	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	0	111	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,200	36,200	36,200	12,458	12,458	12,458	

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009-013-042-00                      2017 Est. T.C.V.                      MAURY RICHARD C  
 Property Class: 401                      W ROBERTS 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	187.00	1.0000	1.0000	40	100		9,320
233 Actual Front Feet, 1.00 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: Asphalt Paving	1.42	1.00	3224	84	3,846
Total Estimated Land Improvements True Cash Value =					3,846

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

(17) Garages  
 Class:D    Exterior: Pole    Foundation: 18 Inch    (Unfinished)  
 Base Cost                      9.30                      3200    29,760

County Multiplier = 1.38    =>                      Cost New =    41,069

Phy/Ab.Phy/Func/Econ/Comb.%Good= 83/100/100/100/83.0,    Depr.Cost =    34,087  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.950 => TCV of Bldg: 1 =    32,383

2017 Est. T.C.V. 009-013-042-00 = 45,549  
 Est. TCV/Total Floor Area = 0.00

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2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
21,800	21,800	21,800	19,959	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	179	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,800	22,800	22,800	20,138	20,138	0	

009-013-043-00	2017 Est. T.C.V.	RESSLER JAMES L & LINDA L
Property Class: 401		2641 S GREEN 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	815.11	233.00	1.0000	1.0000	40	100		32,605
815 Actual Front Feet, 4.36 Total Acres Total Est. Land Value =								32,605

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	24	71	55
Total Estimated Land Improvements True Cash Value =					55

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1188 SF Floor Area = 1188 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	57.42	0.00	0.00	1188	68,215

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

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

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

Treated Wood,Standard	11.92	36	429
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(17) Garages

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

Base Cost	14.60	720	10,512
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 121,849

Phy/Ab.Phy/Func/Econ/Comb.%Good= 66/100/100/100/66.0, Depr.Cost = 80,420  
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 76,399

2017 Est. T.C.V. 009-013-043-00 = 109,059

Est. TCV/Total Floor Area = 91.80

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,300	52,300	52,300	41,169	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	0	370	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,500	54,500	54,500	41,539	41,539	0	

009-013-044-00                      2017 Est. T.C.V.                      VANDERWEIDE STEPHEN J & DEBRA  
 Property Class: 401                                           2741 S GREEN 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	287.00	1.0000	1.0000	40	100		9,320
233 Actual Front Feet, 1.53 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	3.20	1.00	48	71	109
Shed: Wood Frame	10.15	1.00	100	30	305
Total Estimated Land Improvements True Cash Value =					414

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1081 SF    Floor Area = 1081 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	47.70	-8.25	0.66	1081	43,359

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                      **Draft Record Card - Printed before March Board of Review**  
 Appliance Allowance                      1,235.00                      1                      1,235

County Multiplier = 1.38    =>                      Cost New =                      68,191

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      44,324  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =                      42,108

2017 Est. T.C.V. 009-013-044-00                      =                      51,842  
 Est. TCV/Total Floor Area = 47.96, Most recent sale 11/01/1999 for 38,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
24,700	24,700	24,700	23,369	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,200	0	0	210	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
25,900	25,900	25,900	23,579	23,579	0

009-013-045-00                      2017 Est. T.C.V.                      BENAVIDES BROCK & KELLI JO  
Property Class: 401                                                                6666 W KELLY 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	500.00	1320.00	1.0000	0.0000	40	100*		0
Residentia 8 - 17 @\$1900		14.77 Acres			1900	100		28,069
Residentia ROAD @ ZERO		0.38 Acres			0	100		0

\* denotes lines that do not contribute to the total acreage calculation.  
500 Actual Front Feet, 15.15 Total Acres      Total Est. Land Value =      28,069

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	1200	0	0

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 =					2,425

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      C1s    C+5    Blt 1983

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1509 SF    Floor Area = 1725 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	75.75	0.00	0.00	864	65,448
1	Story Siding	Basement	65.87	0.00	0.00	375	24,701
1	Story Siding	Basement	65.87	0.00	0.00	120	7,904
1	Story Siding	Crawl Space	65.87	-9.21	0.00	150	8,499

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

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
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Porches

WCP (1 Story), Standard	38.16	48	1,832
CPP, Standard	28.54	24	685

(16) Deck/Balcony

Treated Wood, Standard	7.45	150	1,118
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(17) Garages

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

Base Cost	22.28	420	9,358
Common Wall: 1/2 Wall	-650.00	1	-650
Mechanical Doors	350.00	2	700

County Multiplier = 1.38    =>                      Cost New =    184,512

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0,    Depr.Cost =    151,300  
ECF (RESIDENTIAL RURAL/ NON SUB)    0.950    =>    TCV of Bldg: 1 =    143,735

2017 Est. T.C.V. 009-013-045-00                      =    174,229  
Est. TCV/Total Floor Area = 101.00, Most recent sale 07/08/2015 for 225,000  
2016 Assessed                      MBOR                      S.E.V.                      Base for Cap                      C.P.I.

Parcel Number: 009-013-045-00

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	84,300	84,300	84,300	84,300	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,800	0	0	758	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	87,100	87,100	87,100	85,058	85,058	85,058

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009-013-046-00	2017 Est. T.C.V.	BENAVIDES BROCK & KELLI JO
Property Class: 402		W KELLY 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	417.7013	17.00	1.0000	0.0000	40	100*		0
Residentia 8 - 17 @\$1900		12.32 Acres			1900	100		23,416
Residentia ROAD @ ZERO		0.32 Acres			0	100		0
* denotes lines that do not contribute to the total acreage calculation.								
418 Actual Front Feet, 12.64	Total Acres				Total Est. Land Value =			23,416

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	4500	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 GRG Cls C+5 Blt 1983

(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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(13) Plumbing

3 Fixture Bath	2400.00	-1	-2,400
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(17) Garages

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

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Base Cost	10.69	920	9,835
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 11,226

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost = 9,205

ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 8,745

2017 Est. T.C.V. 009-013-046-00 = 36,911

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,400	19,400	19,400	19,400	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-900	0	-900	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,500	18,500	18,500	19,574	18,500	18,500	

009-013-047-00                      2017 Est. T.C.V.                      TROLZ TERRY S & TONYA L  
 Property Class: 401                                           6506 W KELLY 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 30 - 65	\$2000	21.03	Acres	2000	100			42,060
21.03 Total Acres                      Total Est. Land Value =								42,060

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    1.25S                      Cls    C+5    Blt 2001

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1828 SF    Floor Area = 2285 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Basement	73.68	0.00	2.55	1828	139,348

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

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

CCP (1 Story), Standard	37.70	50	1,885
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(16) Deck/Balcony

Treated Wood, Standard	6.13	618	3,788
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost	16.72	768	12,841				
Common Wall: 1 Wall	-1300.00	1	-1,300				
Automatic Doors	375.00	2	750				
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)							
Base Cost	10.13	2048	20,746				
Mechanical Doors	350.00	2	700				
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)							
Base Cost	10.13	1536	15,560				
Common Wall: 1 Wall	-768.75	1	-769				
Mechanical Doors	350.00	1	350				

County Multiplier = 1.38 =>                      Cost New =    283,638

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =    255,274  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.950 => TCV of Bldg: 1 =    242,511

2017 Est. T.C.V. 009-013-047-00                      =    285,521  
 Est. TCV/Total Floor Area = 124.95, Most recent sale 11/01/1996 for 18,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
133,400	133,400	133,400	104,673	0.90

Parcel Number: 009-013-047-00

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2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,400	0	0	942	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	142,800	142,800	142,800	105,615	105,615	105,615

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009-013-048-00	2017 Est. T.C.V.	BAKER ROBERT & NANCY
Property Class: 401		2740 S MOREY 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	235.00	300.00	1.0000	1.0000	40	100		9,400
235 Actual Front Feet, 1.62 Total Acres Total Est. Land Value =								9,400

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	500	94	1,504
D/W/P: Asphalt Paving	1.51	1.00	600	94	852
Shed: Wood Frame	7.23	1.00	540	45	1,757
Total Estimated Land Improvements True Cash Value =					4,113

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1244 SF Floor Area = 1465 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	66.08	0.00	0.00	884	58,415
1	Story Siding	Crawl Space	56.98	-8.27	0.00	360	17,536

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

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
Fireplace: Interior 1 Story	2900.00	1	2,900
Fireplace: Wood Stove	1125.00	1	1,125

(16) Porches

CGEP (1 Story), Standard	78.14	28	2,188
CCP (1 Story), Standard	33.55	63	2,114

(16) Deck/Balcony

Treated Wood, Standard	7.32	140	1,025
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(16) Breezeways

Frame Wall, Finished	27.25	105	2,861
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(17) Garages

Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	14.88	900	13,392	
Common Wall: 1/2 Wall	-625.00	1	-625	
Automatic Doors	375.00	1	375	
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)				
Base Cost	9.71	1440	13,982	
Automatic Doors	375.00	2	750	

County Multiplier = 1.38 => Cost New = 173,193

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 112,576  
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 106,947

2017 Est. T.C.V. 009-013-048-00 = 120,460  
Est. TCV/Total Floor Area = 82.23, Most recent sale 09/21/2011 for 100,000

Parcel Number: 009-013-048-00

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2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
57,000	57,000	57,000	49,179	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	0	442	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,200	60,200	60,200	49,621	49,621	49,621	

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009-013-050-00                      2017 Est. T.C.V.                      CORPE CLINTON & BARBARA  
 Property Class: 401                      6400 W KELLY 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	330.00	1321.32	1.0000	1.0000	65	100		21,450
330 Actual Front Feet, 10.01 Total Acres                      Total Est. Land Value =								21,450

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	1603	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	360	94	1,425

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 =					4,988

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls C    Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2036 SF    Floor Area = 2484 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	76.68	0.00	0.00	896	68,705
1	Story Siding	Crawl Space	60.16	-8.09	0.00	600	31,242
1	Story Siding	Basement	60.16	0.00	0.00	540	32,486

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

Average Fixture(s)	760.00	1	760
2 Fixture Bath	1,600.00	1	1,600

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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) Porches

WCP (1 Story), Standard	20.35	240	4,884
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(16) Deck/Balcony

Treated Wood, Standard	6.49	360	2,336
Treated Wood, Standard	8.82	80	706
Roof Cover Only, Standard	8.60	512	4,403

(17) Garages

Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	19.70	440	8,668
Mechanical Doors	350.00	1	350
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	18.55	616	11,427
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	26.85	288	7,733
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      248,366

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =                      173,856  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =                      165,163

Parcel Number: 009-013-050-00

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2017 Est. T.C.V. 009-013-050-00				=	191,601	
Est. TCV/Total Floor Area = 77.13						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
83,100	0	0	0	0.90		
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
95,800	0	0	76,082	0	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
95,800	95,800	95,800	76,082	76,082	76,082	

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009-013-051-00                      2017 Est. T.C.V.                      HUNT THEODORE C & WENDY S  
 Property Class: 401                                           6366 W KELLY RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651-9065

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	330.00	1321.32	1.0000	1.0000	65	100		21,450
330 Actual Front Feet, 10.01 Total Acres                      Total Est. Land Value =								21,450

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    BI                      Cls    C-5    Blt 1990

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1040 SF    Floor Area = 1872 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Bi-Level	Siding	Bi-Lev. 80%	81.75	0.00	0.00	1040	85,020

Other Additions/Adjustments                      Rate                      Size                      Cost

(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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	13.27	120	1,592
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	16.72	768	12,841
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.46	960	10,042
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =    160,397

Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0,    Depr.Cost =    134,734  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.950 => TCV of Bldg: 1 =    127,997

2017 Est. T.C.V. 009-013-051-00                      =    150,397

Est. TCV/Total Floor Area = 80.34

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
71,400	71,400	71,400	54,251	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,800	0	488	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
75,200	75,200	75,200	54,739	54,739	54,739	



009-013-052-00                      2017 Est. T.C.V.                      HUNT THEODORE C & WENDY S  
 Property Class: 402                      W KELLY 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	366.00	1192.54	1.0000	1.0000	65	100		23,790
366 Actual Front Feet, 10.02 Total Acres                      Total Est. Land Value =								23,790

2017 Est. T.C.V. 009-013-052-00                      =                      23,790

Est. TCV/Total Floor Area = 12.71, Most recent sale 11/01/1999 for 14,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,900	11,900	11,900	11,131	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	100	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,900	11,900	11,900	11,231	11,231	0	

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009-013-053-00                      2017 Est. T.C.V.                      SHEPLER JORDAN & CANDICE  
 Property Class: 402                                           6150 W KELLY 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
222 Actual Front Feet, 1.02 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-013-053-00                      =                      5,000

Est. TCV/Total Floor Area = 2.67, Most recent sale 04/20/2016 for 6,000

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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009-013-054-00                      2017 Est. T.C.V.                      LEHMANN GARY L & DANA F  
 Property Class: 102                      W KELLY 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		34.97 Acres	3600		100			125,892
AG SW 2014 UNTILLABLE		1.00 Acres	1700		100			1,700
AG SW 2014 ROW		4.03 Acres	0		100			0
40.00 Total Acres                      Total Est. Land Value =								127,592

2017 Est. T.C.V. 009-013-054-00                      =                      127,592  
 Est. TCV/Total Floor Area = 68.16

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
74,000	74,000	74,000	31,005	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-10,200	0	0	279	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
63,800	63,800	63,800	31,284	31,284	31,284	

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009-014-001-00                      2017 Est. T.C.V.                      ARLENE PROPERTIES LLC  
 Property Class: 102                      GREEN 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 66 - 120 Acres		79.00 Acres			3600	100		284,400
		79.00 Total Acres					Total Est. Land Value =	284,400

2017 Est. T.C.V. 009-014-001-00                      =                      284,400  
 Est. TCV/Total Floor Area = 151.92, Most recent sale 07/01/2010 for 146,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
142,200	142,200	142,200	71,243	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	641	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
142,200	142,200	142,200	71,884	71,884	71,884	

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009-014-002-00                      2017 Est. T.C.V.                      DEZEEUW BRANDON & AMBER  
Property Class: 101                                                                7351 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
GROUP B 50/FF	535.00	450.00	1.0000	0.0000	50	100*		0
AG SW 2014 3 -7 Acres			5.53 Acres		3600	100		19,897

\* denotes lines that do not contribute to the total acreage calculation.  
535 Actual Front Feet, 5.53 Total Acres          Total Est. Land Value =          19,897

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    1.25S                      Cls C    Blt 1942

(11) Heating System: Forced Heat & Cool  
Ground Area = Size for Rates = 1386 SF    Floor Area = 2079 SF.  
Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
1.5    Story Siding    Basement    80.92    0.00    2.87    1386    116,133

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

(16) Porches  
CCP (1 Story), Standard                      34.55                      65    2,246  
WCP (1 Story), Standard                      26.40                      120    3,168

(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  
Automatic Doors                      375.00                      1    375

County Multiplier = 1.38 =>                      Cost New =    195,602

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    127,142  
ECF (101 AGRICULTURE)                      0.950 => TCV of Bldg: 1 =    120,784

Ag. Bld 1 1968, 4 Wall Barn, General Purpose    Class:D,Pole    Quality:Low Cost  
Heating System:No Heating/Cooling    Rate Adj.:0.00    Desc:  
Rate Height-%Adj Perim.-%Adj Heat-Adj    Size    CountyMult.    Cost New  
10.10    0.963    1.062    0.00    1440    1.38    20,526  
Phy/Ab.Phy/Func/Econ/Comb.%Good= 41/100/100/100/41.0,    Depr.Cost =    8,416  
ECF (101 AGRICULTURE)                      1.150 => TCV of Bldg: 1 =    9,678

Ag. Bld 2 1995, Lean-To Utility Shed, Lean-To    Class:D,Frame    Quality:Low Cost  
Heating System:No Heating/Cooling    Rate Adj.:0.00    Desc:  
Rate Height-%Adj Perim.-%Adj Heat-Adj    Size    CountyMult.    Cost New  
3.65    0.963    1.262    0.00    672    1.38    4,119  
Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =    2,883

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ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 2 = 3,316

Ag. Bld 3 1960, 4 Wall Corn Crib - Wire Mesh Cl  
 Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:  
 Rate Height-%Adj Perim.-%Adj Heat-Adj Size CountyMult. Cost New  
 12.38 0.946 1.653 0.00 192 1.38 5,129  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 1,795  
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 3 = 2,065

Ag. Bld 4 1950, 4 Wall Milk House Class:C Quality:Average  
 Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:  
 Rate Height-%Adj Perim.-%Adj Heat-Adj Size CountyMult. Cost New  
 31.45 0.963 1.531 0.00 195 1.38 12,478  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/ 25/100/8.8, Depr.Cost = 1,092  
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 4 = 1,256

Ag. Bld 5 2014, 4 Wall Barn, Free-Stall 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  
 10.00 1.000 0.918 0.00 2688 1.38 34,053  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 33,372  
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 5 = 38,377

Ag. Bld 6 1981, 4 Wall Utility Building 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  
 7.60 1.038 0.960 0.00 4984 1.38 52,088  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 26,044  
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 6 = 29,951

Ag. Bld 7 1993, Bunk Feeder Kind:Two Sided Construction:Plank  
 Feeder Control: No Controller Roof: Wood Apron?: Yes  
 Rate Feeder-Adj Roof-Adj Apron-Adj Length CountyMult. Cost New  
 20.88 0.00 36.50 14.10 48 1.38 4,735  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/100/ 75/100/54.0, Depr.Cost = 2,557  
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 7 = 2,940

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Ag. Bld 8 1991, No-Wall Utility Shed, 3 Wall Class:D,Pole Quality:Low Cost  
 Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:  
 Rate Height-%Adj Perim.-%Adj Heat-Adj Size CountyMult. Cost New  
 3.31 1.000 0.670 0.00 504 1.38 1,545  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 62/100/100/100/62.0, Depr.Cost = 958  
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 8 = 1,101

Ag. Bld 9 2011, No-Wall Feeder Barn Class:D,Pole Quality:Low Cost  
 Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:  
 Rate Height-%Adj Perim.-%Adj Heat-Adj Size CountyMult. Cost New  
 3.48 1.038 0.466 0.00 4968 1.38 11,557  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 11,095  
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 9 = 12,759

Total Estimated True Cash Value of Agricultural Buildings = 101,443

2017 Est. T.C.V. 009-014-002-00 = 243,094

Est. TCV/Total Floor Area = 116.93, Most recent sale 12/01/2010 for 194,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
108,800	108,800	108,800	69,590	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	12,700	0	0	626	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
121,500	121,500	121,500	70,216	70,216	70,216	

009-014-002-10	2017 Est. T.C.V.	ARLENE PROPERTIES LLC &
Property Class: 102		7351 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 66 - 120 Acres			74.47 Acres		3600	100		268,092
			74.47 Total Acres				Total Est. Land Value =	268,092

2017 Est. T.C.V. 009-014-002-10	=	268,092			
Est. TCV/Total Floor Area = 128.95					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
134,000	134,000	134,000	38,128	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	343	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
134,000	134,000	134,000	38,471	38,471	38,471

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009-014-003-00                      2017 Est. T.C.V.                      VANCONANT BARBARA J  
 Property Class: 401                      2280 S GREEN 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	165.00	264.00	1.0000	1.0000	40	100		6,600
165 Actual Front Feet, 1.00 Total Acres                      Total Est. Land Value =								6,600

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls D    Blt 1886

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 660 SF    Floor Area = 825 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	62.22	-9.43	0.83	660	35,389

Other Additions/Adjustments                      Rate                      Size                      Cost

(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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Deck/Balcony

Treated Wood,Standard	6.50	200	1,300
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County Multiplier = 1.38 =>                      Cost New =                      58,987

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost = 32,443  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.900 => TCV of Bldg: 1 =                      29,199

2017 Est. T.C.V. 009-014-003-00                      =                      35,799

Est. TCV/Total Floor Area = 43.39

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,800	17,800	17,800	13,960	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	0	125	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,900	17,900	17,900	14,085	14,085	14,085	



009-014-004-00	2017 Est. T.C.V.	ARLENE PROPERTIES LLC & DUTCHMAN
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		50.27 Acres	3600	100				180,972
		50.27 Total Acres	Total Est. Land Value =					180,972

2017 Est. T.C.V. 009-014-004-00 = 180,972

Est. TCV/Total Floor Area = 219.36

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
93,000	93,000	93,000	17,793	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,500	0	0	160	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,500	90,500	90,500	17,953	17,953	17,953	

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009-014-004-80	2017 Est. T.C.V.	LAKE TOWNSHIP
Property Class: 700		S DICKERSON RD X
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	20.20	Acres	2000	100		40,400
20.20 Total Acres								Total Est. Land Value = 40,400

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.46	1.00	144	90	1,097
Total Estimated Land Improvements True Cash Value =					1,097

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2001  
Description of Occupancy: CAL 58

Costs are taken from the Garage, Fleet Service cost schedules.  
<<<<< Calculator Cost Computations >>>>>  
Class: C Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 57.60  
Adjusted Square Foot Cost for Upper Floors = 57.60

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 12 Height per Story Multiplier: 0.960  
Ave. Floor Area: 1,792 Perimeter: 0 Perim. Multiplier: 1.000  
Refined Square Foot Cost for Upper Floors: 55.30

County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 78.520

Total Floor Area: 1,792 **Draft Record Card - Printed before March Board of Review**  
Base Cost New of Upper Floors = 140,708

Reproduction/Replacement Cost = 140,708  
Eff.Age:9 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 80 /100/100/100/80.0  
Total Depreciated Cost = 112,567

ECF (201A GENERAL COMMERCIAL ) 1.070 => TCV of Bldg: 1 = 120,446  
Replacement Cost/Floor Area= 78.52 Est. TCV/Floor Area= 67.21

Total Estimated True Cash Value of Commercial/Industrial Buildings = 120,446

2017 Est. T.C.V. 009-014-004-80	=	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	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-014-005-00                      2017 Est. T.C.V.                      BARTLETT JUSTIN & KRISTA  
 Property Class: 401                      7555 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	264.00	499.95	1.0000	1.0000	50	100		13,200
264 Actual Front Feet, 3.03 Total Acres                      Total Est. Land Value =								13,200

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	950	0	0
Shed: Wood Frame	9.03	1.00	280	94	2,378

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 =					3,328

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls C-5    Blt 1971

(11) Heating System: Electric Baseboard, Air Conditioning  
 Ground Area = Size for Rates = 2166 SF    Floor Area = 2166 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	56.77	0.00	4.47	1458	89,288
1	Story Siding	Crawl Space	56.77	-7.56	4.47	48	2,577
1	Story Siding	Slab	56.77	-9.48	4.47	660	34,162

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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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	

(16) Porches							
CCP (1 Story), Standard		46.52			36	1,675	
WPP, Standard		36.65			12	440	

(16) Deck/Balcony							
Treated Wood,Standard		6.46			395	2,552	

(17) Garages							
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)							
Base Cost		13.50			2640	35,640	
Mechanical Doors		350.00			3	1,050	

County Multiplier = 1.38    =>                      Cost New =    244,422

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    158,874  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.950 => TCV of Bldg: 1 =    150,931

2017 Est. T.C.V. 009-014-005-00                      =    167,459

Est. TCV/Total Floor Area = 77.31, Most recent sale 04/18/2010 for 132,159

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
79,200	79,200	79,200	70,517	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,500	0	634	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,700	83,700	83,700	71,151	71,151	71,151	

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009-014-005-60	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 IRRIGATED	3800/	1.97	Acres	3800	100			7,486
	1.97	Total Acres					Total Est. Land Value =	7,486

2017 Est. T.C.V. 009-014-005-60 = 7,486

Est. TCV/Total Floor Area = 3.46

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	2,547	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	22	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,700	3,700	3,700	2,569	2,569	2,569	

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009-014-006-00                      2017 Est. T.C.V.                      GREINER ROGER & CONNIE E  
 Property Class: 401                      7611 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	255.00	514.50	1.0000	1.0000	50	100		12,750
255 Actual Front Feet, 3.01 Total Acres                      Total Est. Land Value =								12,750

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

(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	Slab	58.04	-10.17	0.00	1124	53,806

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

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

(16) Porches  
 CCP (1 Story), Standard                      44.63                      36                      1,607

(17) Garages  
 Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      12,400                      1100                      13,640

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County Multiplier = 1.38 =>                      Cost New =                      105,629

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =                      58,096  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.900 => TCV of Bldg: 1 =                      52,286

2017 Est. T.C.V. 009-014-006-00                      =                      65,036  
 Est. TCV/Total Floor Area = 57.86, Most recent sale 05/25/2007 for 81,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
32,300	32,300	32,300	24,660	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	221	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,500	32,500	32,500	24,881	24,881	24,881

009-014-007-00	2017 Est. T.C.V.	MISSAUKEE COUNTY ROAD COMMISSION
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
<Site Value A> GROUP A		\$5000			5000	100		5,000
83 Actual Front Feet, 1.51 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V.	009-014-007-00	=	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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009-014-008-00                      2017 Est. T.C.V.                      KITCHEN RICHARD A & ELIZABETH  
 Property Class: 401                      7855 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			2.500 Acres		4,800	100		12,000
		2.50	Total Acres				Total Est. Land Value =	12,000

Cost Est. for Res. Bldg: 1    Single Family    MANU-BOCA/STATE Cls CD    Blt 1998

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1808 SF    Floor Area = 1808 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	53.68	0.00	0.00	1456	78,158
1	Story Siding	Crawl Space	53.68	-7.49	0.00	352	16,259

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

Well, 100 Feet	2550.00	1	2,550
1000 Gal Septic	2895.00	1	2,895

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WPP, Standard	11.43	153	1,749
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(17) Garages

Class:CD    Exterior: Pole    Foundation: 18 Inch (Unfinished)			
Base Cost	9.71	1280	12,429
Mechanical Doors	350.00	1	350

County Multiplier = 1.38    =>    Cost New =    163,405

Notes: SKYLINE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0,    Depr.Cost =    133,992  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.650 => TCV of Bldg: 1 =    87,095

2017 Est. T.C.V. 009-014-008-00                      =                      99,095

Est. TCV/Total Floor Area = 54.81, Most recent sale 07/01/2000 for 28,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
43,000	43,000	43,000	36,990	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,500	0	0	332	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,500	49,500	49,500	37,322	37,322	37,322	



009-014-009-00                      2017 Est. T.C.V.                      BRISENO TIMOTHY & CARRI  
 Property Class: 401                      2291 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
Residentia 18	-29	@\$2000	20.00	Acres	2000	100		40,000
20.00 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: 4in Ren. Conc.	4.21	1.00	500	0	0
D/W/P: Asphalt Paving	1.61	1.00	2128	0	0
D/W/P: 3.5 Concrete	3.44	1.00	90	0	0
Shed: Wood Frame	11.06	1.00	120	97	1,287
Shed: Wood Frame	11.06	1.00	120	97	1,287

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	94	4,700
Total Estimated Land Improvements True Cash Value =					7,274

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1757 SF    Floor Area = 1757 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	61.40	0.00	0.00	1085	66,619
1	Story Siding	Crawl Space	61.40	-8.42	0.00	672	35,603

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	24.35	160	3,896
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(16) Deck/Balcony

Treated Wood,Standard	6.11	638	3,898
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(17) Garages

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

Base Cost	20.15	520	10,478
Common Wall: 2 Wall	-2575.00	1	-2,575
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =                      178,232

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =                      142,586  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =                      135,456

Ag. Bld 1 1992, 4 Wall Utility Building                      Class:D,Pole                      Quality:Low Cost

Heating System:No Heating/Cooling                      Rate Adj.:0.00                      Desc:

Rate	Height-%Adj	Perim.-%Adj	Heat-Adj	Size	CountyMult.	Cost New
4.45	1.000	1.096	0.00	1120	1.38	7,538

Phy/Ab.Phy/Func/Econ/Comb.%Good= 62/100/100/100/62.0,    Depr.Cost =                      4,674  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      1.100 => TCV of Bldg: 1 =                      5,141

Parcel Number: 009-014-009-00

Page: 2

Ag. Bld 2 2009, 4 Wall Utility Building      Class:D,Pole      Quality:Low Cost  
 Heating System:No Heating/Cooling      Rate Adj.:0.00      Desc:  
 Rate Height-%Adj Perim.-%Adj Heat-Adj      Size      CountyMult.      Cost New  
 4.45    1.038      1.084      0.00    1200      1.38      8,292  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0,      Depr.Cost =      7,960  
 ECF (RESIDENTIAL RURAL/ NON SUB)      1.100 => TCV of Bldg: 2 =      8,756

Total Estimated True Cash Value of Agricultural Buildings      =      13,897

2017 Est. T.C.V. 009-014-009-00      =      196,627

Est. TCV/Total Floor Area = 111.91, Most recent sale 10/03/2008 for 115,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
94,200	94,200	94,200	80,679	0.90	
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment      Losses
	0	4,100	0	0	726      0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
98,300	98,300	98,300	81,405	81,405	81,405

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009-014-009-20	2017 Est. T.C.V.	KITCHEN RICHARD B & ADELINE L
Property Class: 101		2213 S DICKERSON 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		25.56 Acres	3600	100				92,016
AG SW 2014 SURPLUS 1700/		25.00 Acres	1700	100				42,500
		50.56 Total Acres					Total Est. Land Value =	134,516

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	520	0	0
D/W/P: Crushed Rock	1.22	1.00	28	0	0
Fencing: Wire Mesh, #9	1.87	1.00	472	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	100	2,500
			Total Estimated Land Improvements True Cash Value =		2,500

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls CD Blt 2007

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2280 SF Floor Area = 2280 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	52.07	-7.05	0.00	2280	102,646

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
3 Fixture Bath	1,975.00	1	1,975
2 Fixture Bath	1,325.00	1	1,325

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(14) Water/Sewer

Well, 100 Feet	2550.00	1	2,550
1000 Gal Septic	2895.00	1	2,895

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WPP, Standard	17.68	54	955
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(16) Deck/Balcony

Treated Wood,Standard	10.00	49	490
Treated Wood,Standard	7.59	120	911

(16) Breezeways

Frame Wall,Finished	27.25	140	3,815
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(17) Garages

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

Base Cost	15.80	787	12,435
Automatic Doors	375.00	2	750

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 = 195,058

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 179,453

ECF (101 AGRICULTURE) 0.800 => TCV of Bldg: 1 = 143,563

2017 Est. T.C.V. 009-014-009-20 = 280,579

Est. TCV/Total Floor Area = 123.06

Parcel Number: 009-014-009-20

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2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
142,300	142,300	142,300	91,619	0.90		
2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,000	0	0	824	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
140,300	140,300	140,300	92,443	92,443	92,443	

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009-014-009-85                      2017 Est. T.C.V.                      BRISENO BABETTA R  
 Property Class: 401                                           2175 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
40/FF	231.00	270.00	1.0000	1.0000	40	100		9,240
231 Actual Front Feet, 1.43 Total Acres                      Total Est. Land Value =								9,240

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	1400	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    MANU-BOCA/STATE Cls CD    Blt 1999

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

Ground Area = Size for Rates = 1352 SF    Floor Area = 1352 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.18	-8.09	-0.71	1352	64,058

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

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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County Multiplier = 1.38 =>                      Cost New =    101,461

Notes: 1999 SKYLINE #45330269LAB

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0,    Depr.Cost =    89,286  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.650 => TCV of Bldg: 1 =    58,036

2017 Est. T.C.V. 009-014-009-85                      =    68,226

Est. TCV/Total Floor Area = 50.46

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,500	29,500	29,500	29,341	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,600	0	0	264	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,100	34,100	34,100	29,605	29,605	29,605	

009-014-009-90                      2017 Est. T.C.V.                      MOLITOR DANIEL C & PAMELA  
 Property Class: 401                                                                2065 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
40/FF	242.87	270.00	1.0000	1.0000	40	100		9,715
200 Actual Front Feet, 1.64 Total Acres                      Total Est. Land Value =								9,715

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.42	1.00	1200	50	852
Total Estimated Land Improvements True Cash Value =					852

Cost Est. for Res. Bldg: 1    Single Family    MANU-BOCA/STATE Cls    D    Blt 1994

(11) Heating System: Forced Air w/o 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	43.98	-7.31	0.00	1680	61,606

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

Average Fixture(s)	525.00	1	525
3 Fixture Bath	1650.00	1	1,650

(14) Water/Sewer

Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	1	2,720

(15) Built-Ins & Fireplaces                      **Draft Record Card - Printed before March Board of Review**  
 Appliance Allowance                      1235.00                      1                      1,235

(16) Breezeways

Frame Wall,Finished	26.75	144	3,852
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(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: Pole Foundation: 18 Inch (Unfinished)

Base Cost	9.61	960	9,226
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =>                      Cost New = 128,174

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost = 108,948

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	6.79	160	1,086
County Multiplier = 1.38 =>			Cost New = 1,499
Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,			Depr.Cost = 1,124

Total Depreciated Cost = 110,072  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.650 => TCV of Bldg: 1 = 71,547

2017 Est. T.C.V. 009-014-009-90	=	82,114
Est. TCV/Total Floor Area = 48.88, Most recent sale 08/01/2006 for 103,000		
2016 Assessed	MBOR	S.E.V.
35,300	35,300	35,300
2017	New Eq. Adjustment	Loss
	Additions	Tax Adjustment
		Losses

Parcel Number: 009-014-009-90

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0	5,800	0	0	317	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,100	41,100	41,100	35,617	35,617	35,617

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009-014-010-00                      2017 Est. T.C.V.                      MUSSELMAN WENDY ETAL  
 Property Class: 401                      7931 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	668.00	179.33	1.0000	1.0000	40	100		26,720
668 Actual Front Feet, 2.75 Total Acres                      Total Est. Land Value =								26,720

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	600	50	1,032
Shed: Wood Frame	8.97	1.00	288	45	1,162
Total Estimated Land Improvements True Cash Value =					2,194

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1444 SF    Floor Area = 1444 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	59.99	0.00	0.00	884	53,031
1	Story Siding	Mich Bsmnt.	59.99	-4.21	0.00	560	31,237

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

Well, 50 Feet	1575.00	1	1,575
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
Fireplace: Wood Stove	1350.00	1	1,350

(16) Deck/Balcony

Pine                      w/Roof,Standard	16.50	200	3,300
Treated Wood,Standard	6.59	320	2,109
Roof Cover Only,Standard	11.50	180	2,070

(17) Garages

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

Base Cost	16.58	780	12,932
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =                      162,929

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,                      Depr.Cost =                      105,904

Separately Depreciated Items:

(16) Porches

WCP (1 Story), Standard	21.75	196	4,263
County Multiplier = 1.38 =>			Cost New =                      5,883
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,			Depr.Cost =                      4,177

(16) Breezeways

Frame Wall,Unfinished	23.25	120	2,790
County Multiplier = 1.38 =>			Cost New =                      3,850
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Depr.Cost =                      1,925



Parcel Number: 009-014-010-00

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	Total Depreciated Cost =	112,006
ECF (RESIDENTIAL RURAL/ NON SUB)	0.950 => TCV of Bldg: 1 =	106,405

2017 Est. T.C.V. 009-014-010-00 = 135,319

Est. TCV/Total Floor Area = 93.71, Most recent sale 06/26/2009 for 112,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,500	64,500	64,500	55,142	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,200	0	0	496	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
67,700	67,700	67,700	55,638	55,638	55,638	

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009-014-011-00                      2017 Est. T.C.V.                      MUSSELMAN WENDY ETAL  
 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 A> GROUP A		\$5000			5000	100		5,000
83 Actual Front Feet, 1.53 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-014-011-00                      =                      5,000

Est. TCV/Total Floor Area = 3.46

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	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	2,522	2,500	2,500	

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009-014-011-95	2017 Est. T.C.V.	CONTINENTAL TELEPHONE CO
Property Class: 700		2051 S DICKERSON 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
COMMERCIAL SITE VALUE 10K		0.09 Acres	10000	100				930
		0.09 Total Acres	Total Est. Land Value =					930

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1982

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

(10) Heating system: Package Heating & Cooling Cost/SqFt: 4.70 100%  
Bsmnt Heating system: Hot Water, Radiant Floor Cost/SqFt: 0.00  
Adjusted Square Foot Cost for Upper Floors = 26.40  
Adjusted Square Foot Cost for Basement = 0.00

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 9 Height per Story Multiplier: 0.980  
Ave. Floor Area: 288 Perimeter: 0 Perim. Multiplier: 1.000  
Basement Area: 2,334 Perimeter: 0 Basement Perim. Multiplier: 1.000  
Basement Height: 0 Basement Height Multiplier: 0.960  
Refined Square Foot Cost for Upper Floors: 25.87  
Refined Square Foot Cost for Basement: 0.00

County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 36.738  
for Basement = 0.000

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Total Floor Area: 288 Base Cost New of Upper Floors = 10,581  
Basement Area: 2,334 Base Cost New of Basement = 0

Reproduction/Replacement Cost = 10,581  
Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 61 /100/100/100/61.0  
Total Depreciated Cost = 6,454

ECF (090 - TAX EXEMPT) 0.550 => TCV of Bldg: 1 = 3,550  
Replacement Cost/Floor Area= 36.74 Est. TCV/Floor Area= 12.33

Total Estimated True Cash Value of Commercial/Industrial Buildings = 3,550

2017 Est. T.C.V. 009-014-011-95			=	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
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
0	0	0	0	0

009-014-012-00                      2017 Est. T.C.V.                      KITCHEN BENJAMIN C  
 Property Class: 101                      2689 S DICKERSON 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		36.25 Acres	3600	100				130,500
AG SW 2014 UNTILLABLE		2.75 Acres	1700	100				4,675
AG SW 2014 ROW		1.00 Acres	0	100				0
40.00 Total Acres                      Total Est. Land Value =								135,175

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.77	1.00	320	50	1,243
Total Estimated Land Improvements True Cash Value =					1,243

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls CD                      Blt 1920

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 972 SF    Floor Area = 972 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Basement	61.87	0.00	0.00	672	41,577
1	Story Siding	Crawl Space	59.70	-8.83	0.00	300	15,261

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

Well, 50 Feet		1575.00		1	1,575
1000 Gal Septic		2895.00		1	2,895

**Draft Record Card - Printed before March Board of Review**

(15) Built-Ins & Fireplaces

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

Treated Wood, Standard		14.09		24	338
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(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 =                      103,643

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =                      57,003  
 ECF (101 AGRICULTURE)                      0.900 => TCV of Bldg: 1 =                      51,303

Ag. Bld 1 1920, 4 Wall Barn, General Purpose    Class:D,Frame    Quality:Low Cost

Heating System:No Heating/Cooling    Rate Adj.:0.00    Desc:

Rate	Height-%Adj	Perim.-%Adj	Heat-Adj	Size	CountyMult.	Cost New
12.20	1.423	0.974	0.00	3200	1.38	74,671

Phy/Ab.Phy/Func/Econ/Comb.%Good= 20/100/    0/100/0.0,    Depr.Cost =                      0  
 ECF (101 AGRICULTURE)                      1.150 => TCV of Bldg: 1 =                      0

Ag. Bld 2 1972, 4 Wall Utility Building                      Class:D,Pole    Quality:Low Cost

Heating System:No Heating/Cooling    Rate Adj.:0.00    Desc:

Rate	Height-%Adj	Perim.-%Adj	Heat-Adj	Size	CountyMult.	Cost New
4.45	1.000	1.064	0.00	1410	1.38	9,213

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,    Depr.Cost =                      4,606  
 ECF (101 AGRICULTURE)                      1.150 => TCV of Bldg: 2 =                      5,297

Total Estimated True Cash Value of Agricultural Buildings                      =                      5,297

Parcel Number: 009-014-012-00

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2017 Est. T.C.V. 009-014-012-00			=	193,018		
Est. TCV/Total Floor Area = 198.58						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
102,200	102,200	102,200	28,813	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-5,700	0	0	259	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
96,500	96,500	96,500	29,072	29,072	29,072	

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009-014-012-25                      2017 Est. T.C.V.                      KITCHEN MICHAEL C  
 Property Class: 101                      W KELLY 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		37.50 Acres	3600		100			135,000
AG SW 2014 UNTILLABLE		17.12 Acres	1700		100			29,104
AG SW 2014 ROW		0.38 Acres	0		100			0
55.00 Total Acres                      Total Est. Land Value =								164,104

2017 Est. T.C.V. 009-014-012-25                      =                      164,104

Est. TCV/Total Floor Area = 168.83

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
87,500	87,500	87,500	28,469	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,400	0	0	256	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
82,100	82,100	82,100	28,725	28,725	28,725	

Draft Record Card - Printed before March Board of Review

009-014-012-55	2017 Est. T.C.V.	COBB MICHAEL JR & KATE
Property Class: 401		7618 W KELLY 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		15.00	Acres		1900	100		28,500
		15.00	Total Acres				Total Est. Land Value =	28,500

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
OUTDOOR FURNACE	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 2016

(11) Heating System: Forced Air w/ Ducts

(Heating system cost adjusted in area(s): 1)

Ground Area = Size for Rates = 1754 SF Floor Area = 1754 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	65.46	0.00	-4.15	1754	107,538

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

Well, 50 Feet	1575.00	1	1,575
2000 Gal Septic	5000.00	1	5,000

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	24.46	144	3,522
WPP, Standard	9.42	286	2,694

County Multiplier = 1.38 => Cost New = 174,127

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 172,386  
ECF (101 AGRICULTURE) 0.950 => TCV of Bldg: 1 = 163,767

2017 Est. T.C.V. 009-014-012-55 = 194,642

Est. TCV/Total Floor Area = 110.97

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
60,400	60,400	60,400	52,421	0.90		
2017 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
33,500	3,400	0	33,500	471	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
97,300	97,300	97,300	86,392	86,392	86,392	

009-014-012-65                      2017 Est. T.C.V.                      KITCHEN THOMAS A  
 Property Class: 101                      W KELLY 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		30.00 Acres	3600	100				108,000
		30.00 Total Acres	Total Est. Land Value =					108,000

2017 Est. T.C.V. 009-014-012-65                      =                      108,000

Est. TCV/Total Floor Area = 61.57

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,500	55,500	55,500	15,528	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,500	0	0	139	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,000	54,000	54,000	15,667	15,667	15,667	

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009-014-012-85                      2017 Est. T.C.V.                      KITCHEN THOMAS  
 Property Class: 402                                           W KELLY 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 PARTOF>20@\$2000	10.00	10.00	Acres	2000	100			20,000
	10.00	Total Acres			Total Est.		Land Value =	20,000

2017 Est. T.C.V. 009-014-012-85                      =                      20,000

Est. TCV/Total Floor Area = 11.40

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,500	10,500	10,500	6,089	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	54	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,000	10,000	10,000	6,143	6,143	6,143	

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009-014-012-90                      2017 Est. T.C.V.                      KITCHEN THOMAS  
 Property Class: 401                      7770 W KELLY 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		10.00	Acres		1900	100		19,000
		10.00	Total Acres				Total Est. Land Value =	19,000

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.59	-8.41	0.00	1170	57,541

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard		6.55		250	1,638
Treated Wood,Standard		11.92		36	429

County Multiplier = 1.38 => **Draft Record Card - Printed before March Board of Review**    Cost New = 94,423

Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0,    Depr.Cost = 72,705

Separately Depreciated Items:

(17) Garages

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

Base Cost		9.30		1360	12,648
County Multiplier = 1.38 =>				Cost New =	17,454
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,				Depr.Cost =	12,393

Total Depreciated Cost = 85,098  
 ECF (101 AGRICULTURE)    0.950 => TCV of Bldg: 1 = 80,843

2017 Est. T.C.V. 009-014-012-90                      =                      99,843

Est. TCV/Total Floor Area = 85.34

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,500	48,500	48,500	42,758	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	0	384	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,900	49,900	49,900	43,142	43,142	43,142	

009-014-013-00                      2017 Est. T.C.V.                      DUTCHMAN PROPERTIES LLC  
 Property Class: 102                      GREEN 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 66 - 120 Acres		48.00 Acres	3600		100			172,800
AG SW 2014 UNTILLABLE		31.00 Acres	1700		100			52,700
AG SW 2014 ROW		1.00 Acres	0		100			0
80.00 Total Acres                      Total Est. Land Value =								225,500

2017 Est. T.C.V. 009-014-013-00                      =                      225,500

Est. TCV/Total Floor Area = 192.74, Most recent sale 04/16/2012 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
126,000	126,000	126,000	30,129	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-13,200	0	0	271	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
112,800	112,800	112,800	30,400	30,400	30,400	

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009-014-014-00	2017 Est. T.C.V.	PEARSON JOHN L & MARIA J
Property Class: 102		W KELLY 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 SURPLUS	1700/	40.00	Acres	1700	100			68,000
	40.00	Total Acres					Total Est. Land Value =	68,000

2017 Est. T.C.V. 009-014-014-00 = 68,000

Est. TCV/Total Floor Area = 58.12

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,000	36,000	36,000	25,747	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,000	0	0	231	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,000	34,000	34,000	25,978	25,978	25,978	

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009-014-015-00	2017 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 102		W KELLY 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 SURPLUS	1700/		20.00		1700	100		34,000
			20.00	Total Acres			Total Est. Land Value =	34,000

2017 Est. T.C.V. 009-014-015-00 = 34,000

Est. TCV/Total Floor Area = 29.06, Most recent sale 01/20/2006 for 62,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
18,000	18,000	18,000	9,461	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,000	0	0	85	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,000	17,000	17,000	9,546	9,546	9,546

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009-014-017-00	2017 Est. T.C.V.	ARLENE PROPERTIES LLC
Property Class: 102		S GREEN 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 UNTILLED	2200		4.02 Acres		2200	100		8,851
			4.02 Total Acres				Total Est. Land Value =	8,851

2017 Est. T.C.V. 009-014-017-00 = 8,851

Est. TCV/Total Floor Area = 7.56, Most recent sale 12/19/2009 for 50,778

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,600	3,600	3,600	3,410	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	
4,400	4,400	4,400	3,440	3,440	0	

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009-014-017-90	2017 Est. T.C.V.	HUNT THOMAS W & ANN M
Property Class: 401		2980 S GREEN 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	250.00	170.00	1.0000	1.0000	40	100		10,000
250 Actual Front Feet, 0.98 Total Acres								Total Est. Land Value = 10,000

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 CD Blt 1921

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 863 SF Floor Area = 863 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Mich Bsmnt.	61.20	-4.56	0.00	735	41,630
1	Story Siding	Crawl Space	61.20	-9.11	0.00	128	6,668

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing  
Average Fixture(s) 630.00 1 630

(14) Water/Sewer  
Well, 50 Feet 1575.00 1 1,575  
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  
WGEP (1 Story), Standard 44.43 90 3,999

County Multiplier = 1.38 => Cost New = 81,160

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 52,754

Separately Depreciated Items:

(17) Garages  
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)  
Base Cost 12.38 600 7,428  
No Floor Deduction -3.10 600 -1,860  
County Multiplier = 1.38 => Cost New = 7,684  
Phy/Ab.Phy/Func/Econ/Comb.%Good= 25/100/100/100/25.0, Depr.Cost = 1,921

Total Depreciated Cost = 54,675  
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 51,941

Ag. Bld 1 0, 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 1.084 0.00 1200 1.38 24,029  
Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/ 50/100/17.5, Depr.Cost = 4,205  
ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 4,626

Total Estimated True Cash Value of Agricultural Buildings = 4,626

2017 Est. T.C.V. 009-014-017-90 = 67,042

Parcel Number: 009-014-017-90

Page: 2

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Est. TCV/Total Floor Area = 77.68, Most recent sale 09/15/2010 for 31,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,700	27,700	27,700	16,874	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,800	0	0	151	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,500	33,500	33,500	17,025	17,025	17,025	

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009-014-018-00                      2017 Est. T.C.V.                      HILL STACEY R  
 Property Class: 401                      2830 S GREEN 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	330.00	660.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.00 Total Acres                      Total Est. Land Value =								13,200

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	1800	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    MANU-BOCA/STATE Cls CD    Blt 1992

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1440 SF    Floor Area = 1440 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.60	-7.96	0.00	1440	68,602

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, 50 Feet	1575.00	1	1,575
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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(17) Garages

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

Base Cost	9.71	1144	11,108
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County Multiplier = 1.38 =>                      Cost New =    120,819

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =    96,655  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.650 => TCV of Bldg: 1 =    62,826

2017 Est. T.C.V. 009-014-018-00                      =    76,976

Est. TCV/Total Floor Area = 53.46

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,500	33,500	33,500	26,795	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	241	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
38,500	38,500	38,500	27,036	27,036	27,036

009-014-019-00                      2017 Est. T.C.V.                      PEDLAR JACK W  
 Property Class: 401                      2800 S GREEN 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	330.00	662.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.01 Total Acres                      Total Est. Land Value =								13,200

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	1122	0	0
Shed: Wood Frame	9.85	1.00	120	94	1,111
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 =					2,536

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls CD                      Blt 1976

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1120 SF    Floor Area = 1680 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1.5    Story Siding    Basement    73.96    0.00    -0.32    1120    82,477

Other Additions/Adjustments                      Rate                      Size                      Cost

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

(14) Water/Sewer  
 Well, 50 Feet                      1575.00                      1                      1,575  
 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  
 WCP (1 Story), Standard                      21.08                      192                      4,047

(16) Breezeways  
 Frame Wall,Finished                      27.25                      240                      6,540

(17) Garages  
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      18.45                      576                      10,627  
 Common Wall: 1 Wall                      -1225.00                      1                      -1,225  
 Mechanical Doors                      350.00                      1                      350

County Multiplier = 1.38 =>                      Cost New =                      150,877

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =                      105,614  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =                      100,333

2017 Est. T.C.V. 009-014-019-00                      =                      116,069  
 Est. TCV/Total Floor Area = 69.09

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
55,100	55,100	55,100	47,996	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,900	0	0	431	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
58,000	58,000	58,000	48,427	48,427	48,427

009-014-020-00	2017 Est. T.C.V.	HILL STACEY R
Property Class: 201		2870 S GREEN 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
GRAGE C	40/FF	165.00	660.00	1.0000	1.0000	40	100	6,600
165 Actual Front Feet, 2.50 Total Acres Total Est. Land Value =								6,600

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 Commercial/Industrial Building/Section: 1 Built 1981  
 Description of Occupancy: CAL 52

Costs are taken from the Garage, Service/Repair cost schedules.

<<<<< Calculator Cost Computations >>>>>  
 Class: C Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 38.85

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%  
 Adjusted Square Foot Cost for Upper Floors = 38.85

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 10 Height per Story Multiplier: 0.920  
 Ave. Floor Area: 2,312 Perimeter: 210 Perim. Multiplier: 1.193  
 Refined Square Foot Cost for Upper Floors: 42.64

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County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 60.549

Total Floor Area: 2,312 Base Cost New of Upper Floors = 139,990  
 Reproduction/Replacement Cost = 139,990  
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0  
 Total Depreciated Cost = 71,395

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 1 = 69,967  
 Replacement Cost/Floor Area= 60.55 Est. TCV/Floor Area= 30.26

Total Estimated True Cash Value of Commercial/Industrial Buildings = 69,967

2017 Est. T.C.V. 009-014-020-00 = 77,042

Est. TCV/Total Floor Area = 33.32, Most recent sale 02/26/2016 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
41,200	41,200	41,200	29,756	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,700	0	267	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
38,500	38,500	38,500	30,023	30,023	0

009-014-020-50	2017 Est. T.C.V.	MCVICAR MATTHEW &
Property Class: 201		2882 S GREEN 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
GRAGE C	40/FF	165.00	660.00	1.0000	1.0000	40	100	6,600
165 Actual Front Feet, 2.50 Total Acres Total Est. Land Value =								6,600

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1986  
Description of Occupancy: CAL 52

Costs are taken from the Garage, Service/Repair cost schedules.  
<<<<< Calculator Cost Computations >>>>>  
Class: D,Pole Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 22.30

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%  
Adjusted Square Foot Cost for Upper Floors = 22.30

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 14 Height per Story Multiplier: 1.000  
Ave. Floor Area: 1,536 Perimeter: 160 Perim. Multiplier: 1.247  
Refined Square Foot Cost for Upper Floors: 27.81

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 38.375

Total Floor Area: 1,536 Base Cost New of Upper Floors = 58,944

Reproduction/Replacement Cost = 58,944

Eff.Age:28 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 57 /100/100/100/57.0

Total Depreciated Cost = 33,598

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ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 1 = 32,926  
Replacement Cost/Floor Area= 38.38 Est. TCV/Floor Area= 21.44

Total Estimated True Cash Value of Commercial/Industrial Buildings = 32,926

2017 Est. T.C.V. 009-014-020-50 = 39,526

Est. TCV/Total Floor Area = 25.73

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
21,100	21,100	21,100	14,279	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,300	0	0	128	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,800	19,800	19,800	14,407	14,407	0	

009-015-002-00	2017 Est. T.C.V.	BORSUM DENNIS M & DEBRA -JT FRS
Property Class: 102		DICKERSON 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 SURPLUS	1700/	15.00	Acres	1700	100			25,500
		15.00	Total Acres				Total Est. Land Value =	25,500

2017 Est. T.C.V. 009-015-002-00 = 25,500

Est. TCV/Total Floor Area = 16.60

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,500	13,500	13,500	4,322	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-700	0	0	38	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,800	12,800	12,800	4,360	4,360	4,360	

Draft Record Card - Printed before March Board of Review

009-015-002-25	2017 Est. T.C.V.	BORSUM DENNIS M
Property Class: 401		2540 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
Residentia 30 - 65	\$2000	60.00	Acres	2000	100			120,000
		60.00	Total Acres				Total Est. Land Value =	120,000

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	144	94	459
	Total Estimated Land Improvements True Cash Value =				459

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 = 800 SF Floor Area = 800 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	51.10	0.00	0.66	800	41,408

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

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(16) Porches  
WCP (1 Story), Standard 22.24 147 3,269

(16) Deck/Balcony  
Treated Wood, Standard 7.11 128 910

(16) Breezeways  
Frame Wall, Finished 26.75 189 5,056

(17) Garages  
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)  
Base Cost 20.42 336 6,861  
Mechanical Doors 325.00 1 325  
Class:D Exterior: Block Foundation: 42 Inch (Unfinished)  
Base Cost 16.31 720 11,743  
Class:D Exterior: Pole Foundation: 42 Inch (Unfinished)  
Base Cost 11.48 768 8,817

County Multiplier = 1.38 => Cost New = 116,533

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 69,920

Separately Depreciated Items:

Unit-in-Place Cost Items:  
BARN 1.00 500 500  
County Multiplier = 1.38 => Cost New = 690  
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 311

Total Depreciated Cost = 70,230  
ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 63,207

Parcel Number: 009-015-002-25

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2017 Est. T.C.V. 009-015-002-25			=	183,666		
Est. TCV/Total Floor Area = 229.58						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
85,600	85,600	85,600	54,023	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,200	0	0	486	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
91,800	91,800	91,800	54,509	54,509	54,509	

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009-015-003-00	2017 Est. T.C.V.	MOLITOR DON & BETTY FAMILY TRUST
Property Class: 401		2400 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
Residentia 18	-29	@\$2000	25.00	Acres	2000	100		50,000
			25.00	Total Acres			Total Est. Land Value =	50,000

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	3000	0	0
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 =					2,425

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1416 SF Floor Area = 1884 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	70.87	0.00	0.00	936	66,334
1	Story Siding	Crawl Space	55.73	-7.99	0.00	160	7,638
1	Story Siding	Crawl Space	55.73	-7.99	0.00	320	15,277

Other Additions/Adjustments

	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	630.00	1	630
2 Fixture Bath	1325.00	1	1,325

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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

(16) Porches			
WCP (1 Story), Standard	22.62	160	3,619
WCP (1 Story), Standard	18.49	288	5,325

(17) Garages			
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.22	840	8,585
Automatic Doors	350.00	1	350
Mechanical Doors	325.00	1	325
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.22	840	8,585
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.30	1216	11,309

County Multiplier = 1.38 => Cost New = 186,558

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 121,263

Separately Depreciated Items:

Square footage # 3 is depreciated at 56 %Good... Base Cost Was = 15,277

County Multiplier = 1.38 => Cost New = 21,082

Phy/Ab.Phy/Func/Econ/Comb.%Good= -9/100/100/100/-9.0, Depr.Cost = -1,897

ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 113,397

2017 Est. T.C.V. 009-015-003-00 = 165,822



Parcel Number: 009-015-003-00

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Est. TCV/Total Floor Area = 88.02

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
79,500	79,500	79,500	68,746	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,400	0	0	618	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
82,900	82,900	82,900	69,364	69,364	69,364	

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009-015-006-00	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 .

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total	Acres	Total	Est.	Land Value =	0
2017 Est. T.C.V. 009-015-006-00								= 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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009-015-007-00                      2017 Est. T.C.V.                      ATEN EDWARD  
 Property Class: 401                      2155 S BLODGETT 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	435.53	550.46	1.0000	1.0000	40	100		17,421
412 Actual Front Feet, 5.65 Total Acres                      Total Est. Land Value =								17,421

Cost Est. for Res. Bldg: 1    Single Family    MANU-BOCA/STATE Cls    D    Blt 1999

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	47.35	-11.85	0.66	1120	40,499

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

Average Fixture(s)	525.00	1	525
3 Fixture Bath	1650.00	1	1,650

(14) Water/Sewer

Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	1	2,720

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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County Multiplier = 1.38 =>                      Cost New =                      67,695

Notes: 1999 MH (2161 S BLODGETT)

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0,    Depr. Cost =    59,571  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.650 => TCV of Bldg: 1    =    38,721

Cost Est. for Res. Bldg: 2    Single Family    MANU-BOCA/STATE Cls    D    Blt 1990

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 980 SF    Floor Area = 980 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	48.70	-12.28	0.66	980	36,338

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

Average Fixture(s)	525.00	1	525
3 Fixture Bath	1650.00	1	1,650

(14) Water/Sewer

Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	1	2,720

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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County Multiplier = 1.38 =>                      Cost New =                      61,953

Notes: 2155 S BLODGETT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr. Cost =    46,465  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.650 => TCV of Bldg: 2    =    30,202

2017 Est. T.C.V. 009-015-007-00	=	86,344
Est. TCV/Total Floor Area = 41.12, Most recent sale 04/01/2003 for 65,000		
2016 Assessed	MBOR	S.E.V.
37,700	37,700	37,700
2017	New Eq. Adjustment	Loss
	Additions	Tax Adjustment
	Losses	
	Base for Cap	C.P.I.
	37,500	0.90

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Parcel Number: 009-015-007-00

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0	5,500	0	0	337	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
43,200	43,200	43,200	37,837	37,837	0

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009-015-007-10                      2017 Est. T.C.V.                      BRONSON PEGGY  
 Property Class: 401                      8757 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		8.57 Acres	1900	100				16,283
		8.57 Total Acres	Total Est. Land Value =					16,283

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	576	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 2002

(11) Heating System: Forced Heat & Cool  
 Ground Area = Size for Rates = 1104 SF    Floor Area = 1104 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	69.33	0.00	2.01	1104	78,759

  

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	2	4,800
Separate Shower	775.00	1	775

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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

CCP (1 Story), Standard	38.96	48	1,870
WPP, Standard	19.51	48	936

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Finished )			
Base Cost	20.91	692	14,470
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	11.60	768	8,909
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =                      164,502  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,                      Depr.Cost =                      148,052

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	1072	12,274
County Multiplier = 1.38 =>			Cost New =                      16,939
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Depr.Cost =                      8,469

Total Depreciated Cost =                      156,521  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =                      148,695

Parcel Number: 009-015-007-10

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2017 Est. T.C.V. 009-015-007-10				=	167,353	
Est. TCV/Total Floor Area = 151.59, Most recent sale 06/05/2014 for 148,500						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
80,100	80,100	80,100	75,525	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,600	0	0	679	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,700	83,700	83,700	76,204	76,204	76,204	

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009-015-007-20	2017 Est. T.C.V.	BROWN WESLEY D
Property Class: 401		2235 S BLODGETT 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		14.29	Acres		1900	100		27,151
		14.29	Total Acres				Total Est. Land Value =	27,151

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	624	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 Duplex 1S Cls C Blt 2002

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1132 SF Floor Area = 1132 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	53.04	-6.87	0.00	1132	52,264
2 Exterior Units, (@6% more)							Base cost of Exterior units = 110,801

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	2	3,040
3 Fixture Bath	2400.00	1	4,800

(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	2	7,660
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(16) Porches

WCP (1 Story), Standard	31.12	80	4,979
WCP (1 Story), Standard	31.12	80	4,979

(16) Deck/Balcony

Treated Wood,Standard	6.78	257	3,485
Treated Wood,Standard	9.47	65	1,231

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Finished )			
Base Cost	28.04	364	20,413
Common Wall: 2 Wall	-2575.00	1	-5,150
Automatic Doors	375.00	1	750
Class:C Exterior: Siding Foundation: 42 Inch (Finished )			
Base Cost	28.04	364	20,413
Common Wall: 2 Wall	-2575.00	1	-5,150
Automatic Doors	375.00	1	750

County Multiplier = 1.38 => Cost New = 246,725  
Notes: DUPLEX

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 222,053  
ECF (RESIDENTIAL RURAL/ NON SUB) 0.700 => TCV of Bldg: 1 = 155,437

2017 Est. T.C.V. 009-015-007-20 = 183,538  
Est. TCV/Total Floor Area = 81.07, Most recent sale 11/01/2001 for 12,500  
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.

Parcel Number: 009-015-007-20

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	92,600	92,600	92,600	92,600	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-800	0	0	-800	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	91,800	91,800	91,800	93,433	91,800	0

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009-015-007-30                      2017 Est. T.C.V.                      WISMER ANN  
 Property Class: 402                      S BLODGETT 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	210.00	505.00	1.0000	1.0000	65	100		13,650
210 Actual Front Feet, 2.44 Total Acres                      Total Est. Land Value =								13,650

2017 Est. T.C.V. 009-015-007-30                      =                      13,650

Est. TCV/Total Floor Area = 6.03, Most recent sale 07/01/1998 for 4,750

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,800	6,800	6,800	4,504	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	40	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,800	6,800	6,800	4,544	4,544	0	

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009-015-007-35                      2017 Est. T.C.V.                      KLINE PHYLLIS  
 Property Class: 401                      2265 S BLODGETT 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	210.00	505.00	1.0000	1.0000	65	100		13,650
210 Actual Front Feet, 2.44 Total Acres                      Total Est. Land Value =								13,650

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    MANU-BOCA/STATE Cls CD    Blt 1998

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

Ground Area = Size for Rates = 1352 SF    Floor Area = 1352 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.18	-8.09	-0.71	1352	64,058

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

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) Breezeways

Frame Wall,Finished	27.25	64	1,744
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(17) Garages

Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	14.85	768	11,405
Mechanical Doors	350.00	2	700
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.46	960	10,042
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      134,913

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =                      121,422  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.650 => TCV of Bldg: 1 =                      78,924

2017 Est. T.C.V. 009-015-007-35                      =                      93,049

Est. TCV/Total Floor Area = 68.82, Most recent sale 07/01/1998 for 4,750

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,200	40,200	40,200	40,200	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,300	0	361	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,500	46,500	46,500	40,561	40,561	40,561	

009-015-007-40	2017 Est. T.C.V.	CHASE MICHAEL P & DENISE K
Property Class: 402		S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	201.00	505.00	1.0000	1.0000	65	100		13,065
201 Actual Front Feet, 2.33	Total Acres		Total Est. Land Value =					13,065

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2017 Est. T.C.V. 009-015-007-40	=	13,065					
Est. TCV/Total Floor Area = 9.66, Most recent sale 07/01/2001 for 17,000							
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
6,500	6,500	6,500	6,296	0.90			
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	56	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
6,500	6,500	6,500	6,352	6,352	6,352		

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009-015-007-45                      2017 Est. T.C.V.                      CHASE MICHAEL P & DENISE K  
 Property Class: 402                      S BLODGETT 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	210.00	505.00	1.0000	1.0000	65	100		13,650
210 Actual Front Feet, 2.44 Total Acres                      Total Est. Land Value =								13,650

2017 Est. T.C.V. 009-015-007-45                      =                      13,650

Est. TCV/Total Floor Area = 10.10

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,800	6,800	6,800	6,296	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	56	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,800	6,800	6,800	6,352	6,352	6,352	

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009-015-007-50                      2017 Est. T.C.V.                      BROWN EARL M & BONNIE  
 Property Class: 402                      S BLODGETT 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 3 -7 Acres			8.38 Acres		3600	100		30,168
			8.38 Total Acres				Total Est. Land Value =	30,168

2017 Est. T.C.V. 009-015-007-50                      =                      30,168

Est. TCV/Total Floor Area = 22.31

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,500	15,500	15,500	6,238	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-400	0	0	56	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,100	15,100	15,100	6,294	6,294	6,294	

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009-015-007-65                      2017 Est. T.C.V.                      BROWN WESLEY D  
 Property Class: 401                                           2425 S BLODGETT 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	408.00	630.00	1.0000	1.0000	40	100		16,320
408 Actual Front Feet, 5.90 Total Acres                      Total Est. Land Value =								16,320

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.29	1.00	500	0	0
D/W/P: Patio Blocks	9.80	1.00	400	0	0
D/W/P: 4in Ren. Conc.	5.31	1.00	35	0	0
Fencing: Vnyl,Picket,36-48	16.49	1.00	48	0	0
Shed: Metal Prefab	8.49	1.00	300	50	1,274

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
OUTDOOR FURNACE	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					6,024

Cost Est. for Res. Bldg: 1    Single Family    1.75S                      Cls BC                      Blt 2007

(11) Heating System: Radiant (in-floor), Air Conditioning  
 Ground Area = Size for Rates = 2934 SF    Floor Area = 4034 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	98.88	0.00	13.46	1466	164,690
1	Story Siding	Basement	70.52	0.00	7.66	160	12,509
1	Story Siding	Basement	70.52	0.00	7.66	864	67,548
1	Story Siding	Overhang	37.43	0.00	0.00	444	16,619

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Other Additions/Adjustments                      Rate                      Size                      Cost

(1) Exterior  
 Brick Veneer                      8.80                      1076                      9,469

(9) Basement Finish  
 Basement Recreation Finish                      13.50                      1200                      16,200  
 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  
 2 Fixture Bath                      2350.00                      1                      2,350

(14) Water/Sewer  
 Well, 200 Feet                      5700.00                      1                      5,700  
 1000 Gal Septic                      3550.00                      1                      3,550

(15) Built-Ins & Fireplaces  
 Appliance Allowance                      2610.00                      1                      2,610  
 Fireplace: Exterior 2 Story                      5875.00                      1                      5,875

(16) Porches  
 CCP (1 Story), Standard                      36.13                      72                      2,601  
 WCP (1 Story), Standard                      26.83                      160                      4,293  
 WGEF (1 Story), Standard                      66.75                      72                      4,806  
 WPP, Standard                      19.56                      60                      1,174  
 CCP (1 Story), Standard                      36.13                      72                      2,601

(17) Garages  
 Class:BC Exterior: Siding Foundation: 42 Inch (Finished )  
 Base Cost                      22.36                      888                      19,856  
 Common Wall: 1.5 Wall                      -2150.00                      1                      -2,150

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Parcel Number: 009-015-007-65 Page: 2

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Automatic Doors	425.00	2	850
Class:BC Exterior: Pole Foundation: 42 Inch (Finished )			
Base Cost	16.56	2968	49,150
Automatic Doors	425.00	2	850

  

County Multiplier = 1.38 =>	Cost New =	552,477
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0,	Depr.Cost =	508,278
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 =		482,865

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2017 Est. T.C.V. 009-015-007-65	=	505,209
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Est. TCV/Total Floor Area = 125.24

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
238,200	238,200	238,200	183,891	0.90	

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,400	0	0	1,655	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
252,600	252,600	252,600	185,546	185,546	185,546

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009-015-007-70	2017 Est. T.C.V.	SWANSON GORDON J & JUDY L
Property Class: 401		8909 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	279.60	778.97	1.0000	1.0000	40	100		11,184
280 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								11,184

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	100	2,500
Total Estimated Land Improvements True Cash Value =					2,500

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 945 SF Floor Area = 945 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	60.06	0.00	0.00	945	56,757

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2895.00	1	2,895

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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Exterior 1 Story	1725.00	1	1,725

(17) Garages

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

Base Cost	13.39	960	12,854
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 108,401

Lump Sum Item(s):

1170 SQ FT BARN	4.00	1170.0	4,680
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 67,848

Separately Depreciated Items:

(16) Porches

CCP (1 Story), Standard	26.13	120	3,136
County Multiplier = 1.38 =>		Cost New =	4,327
Phy/Ab.Phy/Func/Econ/Comb.%Good= 66/100/100/100/66.0,		Depr.Cost =	2,856

(16) Deck/Balcony

Treated Wood,Standard	5.85	850	4,973
County Multiplier = 1.38 =>		Cost New =	6,862
Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0,		Depr.Cost =	6,313

Total Depreciated Cost = 77,017

ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 69,316

Ag. Bld 1 1950, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost  
Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:



Parcel Number: 009-015-007-70 Page: 2

Rate	Height-%Adj	Perim.-%Adj	Heat-Adj	Size	CountyMult.	Cost New
10.10	0.946	0.996	0.00	2400	1.38	31,518
Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/ 25/100/8.8, Depr.Cost =						2,758
ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 =						3,034

Total Estimated True Cash Value of Agricultural Buildings = 3,034

2017 Est. T.C.V. 009-015-007-70 = 86,034

Est. TCV/Total Floor Area = 91.04, Most recent sale 04/06/2010 for 55,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,800	42,800	42,800	36,176	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	325	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,000	43,000	43,000	36,501	36,501	36,501	

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009-015-007-80                      2017 Est. T.C.V.                      BROWN EARL & BONNIE L TRUSTEE  
 Property Class: 401                                           2447 S BLODGET 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	550.00	505.00	1.0000	0.0000	40	100*		0
Residentia 3 - 7 @\$3000		6.38 Acres			3000	100		19,128
* denotes lines that do not contribute to the total acreage calculation.								
550 Actual Front Feet, 6.38 Total Acres                      Total Est. Land Value =								19,128

< 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	Ribbed	Metal	34.46	-0.75	-6	980	31,010

Other Additions/Adjustments                      Rate                      Size                      Cost

(9) Foundation  
 Foundation Wall: Concrete                      6.92                      0                      0

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

(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

County Multiplier = 1.38 => **Draft Record Card - Printed before March Board of Review**    Cost New = 51,156

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,    Depr.Cost = 17,905  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.500 => TCV of Bldg: 1 = 8,952

Cost Estimates for Commercial/Industrial Building/Section: 1                      Built 0

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

(10) Heating system: Space Heaters, Gas with Fan    Cost/SqFt: 0.00    100%  
 Adjusted Square Foot Cost for Upper Floors = 14.75

1 Stories                      Number of Stories Multiplier: 1.000  
 Average Height per Story: 14                      Height per Story Multiplier: 1.080  
 Ave. Floor Area: 1,440                      Perimeter: 0                      Perim. Multiplier: 1.000  
 Refined Square Foot Cost for Upper Floors: 15.93

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 21.983

Total Floor Area: 1,440                      Base Cost New of Upper Floors = 31,656

Reproduction/Replacement Cost = 31,656  
 Eff.Age:20    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0  
 Total Depreciated Cost = 13,929

ECF (RESIDENTIAL RURAL/ NON SUB)                      1.100 => TCV of Bldg: 1 = 15,322  
 Replacement Cost/Floor Area= 21.98                      Est. TCV/Floor Area= 10.64

Cost Estimates for Commercial/Industrial Building/Section: 2                      Built 0  
 Description of Occupancy: 1 WALL W/ROOF

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

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 10 Height per Story Multiplier: 1.000  
Ave. Floor Area: 1,440 Perimeter: 0 Perim. Multiplier: 1.000  
Refined Square Foot Cost for Upper Floors: 6.20

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 8.556

Total Floor Area: 1,440 Base Cost New of Upper Floors = 12,321

Reproduction/Replacement Cost = 12,321  
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0  
Total Depreciated Cost = 5,421

ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 2 = 5,963  
Replacement Cost/Floor Area= 8.56 Est. TCV/Floor Area= 4.14

Total Estimated True Cash Value of Commercial/Industrial Buildings = 21,285

2017 Est. T.C.V. 009-015-007-80 = 49,365

Est. TCV/Total Floor Area = 12.79

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,000	25,000	25,000	21,751	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-300	0	0	195	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,700	24,700	24,700	21,946	21,946	21,946	

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009-015-007-90                      2017 Est. T.C.V.                      ATEN EDWARD  
 Property Class: 401                                           2111 S BLODGETT 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
100 Actual Front Feet, 0.55 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	8.24	1.00	160	35	462
Total Estimated Land Improvements True Cash Value =					462

< 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	33.88	1.24	0	1064	37,368

Other Additions/Adjustments	Rate	Size	Cost
Free Standing Roof	4.57	300	1,371

(2) Skirting			
Metal Enamel	5.70	180	1,026

(9) Foundation			
Foundation Wall: Concrete	6.92	0	0

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

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(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:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	22.73	320	7,274
Mechanical Doors	350.00	1	350

County Multiplier = 1.38    =>                      Cost New =                      73,759

Notes: 1988 REDMAN

Phy/Ab.Phy/Func/Econ/Comb.%Good= 44/100/100/100/44.0,	Depr.Cost =	32,454
ECF (RESIDENTIAL RURAL/ NON SUB)                      0.500 => TCV of Bldg: 1 =		16,227

2017 Est. T.C.V. 009-015-007-90                      =                      21,689

Est. TCV/Total Floor Area = 20.38

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,600	11,600	11,600	11,600	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-800	0	-800	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,800	10,800	10,800	11,704	10,800	0	

009-015-008-00                      2017 Est. T.C.V.                      CICCHELLI RYAN G  
 Property Class: 401                      8821 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
160 Actual Front Feet, 0.50 Total Acres                      Total Est. Land Value =								8,000

Cost Est. for Res. Bldg: 1    Single Family    MANU-BOCA/STATE Cls    D                      Blt 1986

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1104 SF    Floor Area = 1104 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	47.49	-11.89	0.66	1104	40,031

Other Additions/Adjustments                      Rate                      Size                      Cost

(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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: Wood Stove	950.00	1	950

(16) Deck/Balcony

Treated Wood,Standard	6.97	140	976
Treated Wood,Standard	15.57	20	311

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(17) Garages

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

Base Cost	16.18	689	11,148
Automatic Doors	350.00	1	350

County Multiplier = 1.38    =>                      Cost New =                      82,553

Phy/Ab.Phy/Func/Econ/Comb.%Good= 76/100/100/100/76.0,    Depr.Cost =                      62,741  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.650 => TCV of Bldg: 1 =                      40,781

2017 Est. T.C.V. 009-015-008-00                      =                      48,781

Est. TCV/Total Floor Area = 44.19, Most recent sale 08/01/2015 for 77,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,900	20,900	20,900	20,900	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,500	0	0	188	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,400	24,400	24,400	21,088	21,088	21,088	

009-015-009-00                      2017 Est. T.C.V.                      WELCH SCOTT E &  
 Property Class: 401                      8801 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	93.00	440.28	1.0000	1.0000	40	100		3,720
			0.940 Acres		0	100		0
93 Actual Front Feet, 1.88 Total Acres      Total Est. Land Value =								3,720

Cost Est. for Res. Bldg: 1    Single Family    MANU-NATIONAL    Cls D    Blt 1979

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 938 SF    Floor Area = 938 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	49.19	-12.43	0.66	840	31,433
1	Story Siding	Piers	49.19	-12.43	0.66	98	3,667

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(17) Garages

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

Base Cost	13,666	432	5,901
Mechanical Doors	325.00	1	325

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County Multiplier = 1.38    =>    Cost New =    65,386

Notes: 1979 LIBERTY

Phy/Ab.Phy/Func/Econ/Comb.%Good= 62/100/100/100/62.0,    Depr.Cost =    40,539

ECF (RESIDENTIAL RURAL/ NON SUB)    0.550 => TCV of Bldg: 1 =    22,297

2017 Est. T.C.V. 009-015-009-00                      =                      26,017

Est. TCV/Total Floor Area = 27.74, Most recent sale 06/03/2016 for 30,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,000	7,000	7,000	6,018	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,000	0	0	6,982	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,000	13,000	13,000	6,072	13,000	13,000	



009-015-012-00                      2017 Est. T.C.V.                      BARRON JAMES D  
 Property Class: 401                      8910 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 3 - 7 @\$3000			4.88 Acres		3000	100		14,640
		4.88 Total Acres					Total Est. Land Value =	14,640

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	340	0	0
D/W/P: Asphalt Paving	1.61	1.00	2600	0	0
Shed: Wood Frame	10.48	1.00	154	35	565
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 =					5,315

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 1340 SF    Floor Area = 1340 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Crawl Space    60.71    -8.60    0.00    1340    69,827

Other Additions/Adjustments                      Rate                      Size                      Cost

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

(17) Garages  
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      18.55                      616                      11,427  
 Common Wall: 1 Wall                      -1300.00                      1                      -1,300

County Multiplier = 1.38    =>                      Cost New =                      126,913

Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0,    Depr.Cost =                      92,647  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =                      88,014

2017 Est. T.C.V. 009-015-012-00                      =                      107,969

Est. TCV/Total Floor Area = 80.57, Most recent sale 02/22/2010 for 93,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
51,400	51,400	51,400	45,245	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,600	0	407	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,000	54,000	54,000	45,652	45,652	45,652	



009-015-013-00	2017 Est. T.C.V.	STODDARD CHELSI JO
Property Class: 401		8992 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
186 Actual Front Feet, 1.79 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: 3.5 Concrete	3.44	1.00	429	0	0
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 1S Cls C+5 Blt 1979

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1107 SF Floor Area = 1107 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	69.29	0.00	0.00	1107	76,704

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	8.34	429	3,578
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(17) Garages

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

Base Cost	18.60	504	9,374
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 135,507

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 81,304

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	550	6,298
County Multiplier = 1.38 =>		Cost New =	8,691
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	4,345

Total Depreciated Cost = 85,649

ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 77,084

2017 Est. T.C.V. 009-015-013-00 = 83,054

Est. TCV/Total Floor Area = 75.03, Most recent sale 06/24/2016 for 80,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
44,300	44,300	44,300	39,028	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-015-013-00

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0	-2,800	0	0	2,472	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,500	41,500	41,500	39,379	41,500	41,500

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009-015-015-00                      2017 Est. T.C.V.                      WILLIS CHARLOTTE M TRUST  
 Property Class: 401                                           8518 W KELLY 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			20.000	Acres	2,100	100		42,000
		20.00	Total Acres		Total Est.		Land Value =	42,000

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls CD                      Blt 1995

(11) Heating System: Space Heater  
 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    -2.85    1040    49,265

Other Additions/Adjustments                      Rate                      Size                      Cost

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

(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

(17) Garages  
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      18.45                      576                      10,627  
 Common Wall: 1 Wall                      -1225.00                      1                      -1,225  
 Mechanical Doors                      350.00                      1                      350

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County Multiplier = 1.38 =>                      Cost New =                      90,434  
 Notes: ARROW HOME

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =                      72,347

Separately Depreciated Items:

(16) Porches  
 WGEF (1 Story), Standard                      31.31                      192                      6,012  
 County Multiplier = 1.38 =>                      Cost New =                      8,296  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0,    Depr.Cost =                      7,217

Unit-in-Place Cost Items:  
 BARN                      1.00                      3000                      3,000  
 County Multiplier = 1.38 =>                      Cost New =                      4,140  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =                      3,519

Total Depreciated Cost =                      83,084  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.950 => TCV of Bldg: 1 =                      78,930

Cost Est. for Res. Bldg: 2    Single Family    1S                      Cls CD                      Blt 1962

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 799 SF    Floor Area = 799 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Crawl Space    62.32    -9.30    0.00    799    42,363

Other Additions/Adjustments                      Rate                      Size                      Cost

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

Parcel Number: 009-015-015-00

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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

(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 = 83,673

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 46,020

Separately Depreciated Items:

(16) Porches			
CPP, Standard	17.37	64	1,112
County Multiplier = 1.38 =>		Cost New =	1,534
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,		Depr.Cost =	1,089

Total Depreciated Cost = 47,110

ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 2 = 42,399

Cost Est. for Res. Bldg: 3 Single Family 1S Cls D Blt 0

(11) Heating System: Space Heater							
Ground Area = Size for Rates = 374 SF Floor Area = 374 SF.							
Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	63.46	-11.86	-1.89	374	18,592

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Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	525.00	1	525

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

County Multiplier = 1.38 => Cost New = 28,085

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 15,447

ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 3 = 13,902

2017 Est. T.C.V. 009-015-015-00 = 177,231

Est. TCV/Total Floor Area = 80.09, Most recent sale 08/03/1995 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
87,200	87,200	87,200	71,050	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,400	0	0	639	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
88,600	88,600	88,600	71,689	71,689	46,598

009-015-016-00                      2017 Est. T.C.V.                      BARNES RONALD L & NIX LORI A  
 Property Class: 401                      8908 W KELLY 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		15.00	Acres	1900	100			28,500
		15.00	Total Acres				Total Est. Land Value =	28,500

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	170	0	0
Shed: Wood Frame	7.66	1.00	206	50	789

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.3	95	285
Total Estimated Land Improvements True Cash Value =					1,074

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 1008 SF    Floor Area = 1008 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Basement    48.38    0.00    0.66    1008    49,432

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

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

(16) Porches  
 CCP (1 Story), Standard                      25.93                      112                      2,904  
 CCP (1 Story), Standard                      21.92                      170                      3,726

(16) Deck/Balcony  
 Roof Cover Only,Standard                      10.55                      181                      1,910

(17) Garages  
 Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      15.13                      660                      9,986  
 Mechanical Doors                      325.00                      1                      325

County Multiplier = 1.38 =>                      Cost New =                      102,587

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      61,552  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.900 => TCV of Bldg: 1 =                      55,397

2017 Est. T.C.V. 009-015-016-00                      =                      84,971  
 Est. TCV/Total Floor Area = 84.30

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,400	42,400	42,400	32,436	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	100	0	0	291	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
42,500	42,500	42,500	32,727	32,727	32,727

009-015-017-00                      2017 Est. T.C.V.                      FOSTER CRAIG C  
 Property Class: 401                      8850 W KELLY 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		15.00	Acres	1900	100			28,500
		15.00	Total Acres				Total Est. Land Value =	28,500

Cost Est. for Res. Bldg: 1    Single Family    MANU-NATIONAL    Cls    D+10    Blt 1992

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1568 SF    Floor Area = 1568 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	48.94	-11.89	0.72	1568	59,223

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
2 Fixture Bath	1100.00	1	1,100

(14) Water/Sewer

Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	1	2,720

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Deck/Balcony

Treated Wood,Standard	7.24	120	869
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(17) Garages

Class:D Exterior: Pole Foundation: 18 inch (Unfinished)

Base Cost	9.30	1280	11,904
No Floor Deduction	-3.00	1280	-3,840

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County Multiplier = 1.38 =>                      Cost New =    105,102

Notes: 2015-04175 AFFMAN 1991 COMMODORE GP01986AB

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =    84,082  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.550 => TCV of Bldg: 1 =    46,245

2017 Est. T.C.V. 009-015-017-00                      =    74,745

Est. TCV/Total Floor Area = 47.67, Most recent sale 10/31/2008 for 70,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,500	34,500	34,500	31,895	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,900	0	287	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,400	37,400	37,400	32,182	32,182	32,182	

009-015-018-00                      2017 Est. T.C.V.                      SHERMAN DAVID P JR  
 Property Class: 401                      2835 S BLODGET 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		10.00	Acres	1900	100			19,000
		10.00	Total Acres				Total Est. Land Value =	19,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	800	0	0
Shed: Wood Frame	9.12	1.00	168	95	1,455
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 =					2,405

Cost Est. for Res. Bldg: 1    Single Family    MANU-BOCA/STATE Cls CD    Blt 1985

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 1120 SF    Floor Area = 1120 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Piers    58.08    -12.34    0.00    1120    51,229

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  
 Well, 50 Feet                      1575.00                      1                      1,575  
 1000 Gal Septic                      2895.00                      1                      2,895

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

(17) Garages  
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)  
 Base Cost                      11.14                      768                      8,556

County Multiplier = 1.38    =>                      Cost New =                      94,219

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =                      65,953  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.650 => TCV of Bldg: 1 =                      42,869

Ag. Bld 1 2015, No-Wall Utility Shed, 3 Wall    Class:D,Pole    Quality:Low Cost  
 Heating System:No Heating/Cooling    Rate Adj.:0.00    Desc:  
 Rate Height-%Adj Perim.-%Adj Heat-Adj    Size    CountyMult.    Cost New  
 3.31    1.000    0.709    0.00    312    1.38    1,011  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =                      910  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      1.100 => TCV of Bldg: 1 =                      1,001

Total Estimated True Cash Value of Agricultural Buildings                      =                      1,001

2017 Est. T.C.V. 009-015-018-00                      =                      65,275

Est. TCV/Total Floor Area = 58.28

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
32,300	32,300	32,300	22,155	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	199	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,600	32,600	32,600	22,354	22,354	22,354

009-015-019-00                      2017 Est. T.C.V.                      RICHARDS BRIAN  
 Property Class: 401                                           2611 S BLODGETT 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
442 Actual Front Feet, 5.12 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
Shed: Wood Frame	8.79	1.00	120	50	527
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 =					1,530

Cost Est. for Res. Bldg: 1    Single Family    MANU-NATIONAL    Cls D    Blt 1992

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1088 SF    Floor Area = 1088 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	47.64	-11.94	0.66	1088	39,560

  

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

3 Fixture Bath	1650.00	1	1,650
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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) Porches

WCP (1 Story), Standard	32.74	56	1,833
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(16) Deck/Balcony

Treated Wood, Standard	8.08	80	646
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County Multiplier = 1.38    =>    Cost New =    70,407

Notes: 1992 MANOR - HUD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    45,765  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.550 => TCV of Bldg: 1 =    25,170

2017 Est. T.C.V. 009-015-019-00                      =                      31,700

Est. TCV/Total Floor Area = 29.14, Most recent sale 04/20/2016 for 28,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,500	13,500	13,500	12,008	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,400	0	3,892	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,900	15,900	15,900	12,116	15,900	0	



009-015-019-30                      2017 Est. T.C.V.                      LEWIS MARK  
 Property Class: 401                      2621 S BLODGET 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	18.00	Acres	2000	100		36,000
18.00 Total Acres                      Total Est. Land Value =								36,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	6.55	1.00	384	50	1,257
Total Estimated Land Improvements True Cash Value =					1,257

Cost Est. for Res. Bldg: 1    Single Family    MANU-NATIONAL    Cls D    Blt 1991

(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	Piers	46.56	-11.59	0.66	1216	43,326

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

3 Fixture Bath	1650.00	1	1,650
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(14) Water/Sewer

Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	1	2,720

(16) Porches

WGEP (1 Story), Shallow	35.84	96	3,441
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County Multiplier = 1.38 =>                      Cost New =                      73,915  
 Notes: 1991 16X76 FAIRMONT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =                      55,436  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.550 => TCV of Bldg: 1 =                      30,490

2017 Est. T.C.V. 009-015-019-30	=	67,747			
Est. TCV/Total Floor Area = 55.71, Most recent sale 01/31/2006 for 33,288					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
31,000	31,000	31,000	24,774	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,900	0	222	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
33,900	33,900	33,900	24,996	24,996	24,996

009-015-020-00                      2017 Est. T.C.V.                      ALDRICH ARNOLD & LANA M  
 Property Class: 401                                           2675 S BLODGETT 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	20.00	Acres	2000	100		40,000
20.00 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: Wood Frame	10.75	1.00	80	71	611
Total Estimated Land Improvements True Cash Value =					611

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls CD                      Blt 2000

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1492 SF    Floor Area = 1492 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.27	-7.88	0.00	992	47,011
1	Story Siding	Crawl Space	55.27	-7.88	0.00	500	23,695

Other Additions/Adjustments                      Rate                      Size                      Cost

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

(14) Water/Sewer  
 Well, 50 Feet                      1575.00                      1                      1,575  
 1000 Gal Septic                      2895.00                      1                      2,895

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

(17) Garages  
 Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      14.75                      704                      10,384  
 Mechanical Doors                      325.00                      1                      325

County Multiplier = 1.38 =>                      Cost New =                      121,343

Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0,    Depr.Cost =                      105,569  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =                      100,290

2017 Est. T.C.V. 009-015-020-00                      =                      140,901

Est. TCV/Total Floor Area = 94.44, Most recent sale 10/01/1999 for 40,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
67,500	67,500	67,500	57,143	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,000	0	0	514	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
70,500	70,500	70,500	57,657	57,657	57,657

009-015-022-00                      2017 Est. T.C.V.                      BAUGHAN GERALD J & ADA M TRUSTEES  
 Property Class: 401                      8206 W KELLY 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	330.00	660.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.00 Total Acres                      Total Est. Land Value =								13,200

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.04	1.00	81	45	439
Total Estimated Land Improvements True Cash Value =					439

< 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	Ribbed	Metal	38.41	-0.75	-6	720	25,456
Other Additions/Adjustments			Rate			Size	Cost
Addition/Crawl			37.50			516	19,350
Free Standing Roof			4.57			896	4,095
(2) Skirting							
Metal Enamel			5.70			84	479
(9) Foundation							
Foundation Wall: Concrete			6.92			0	0
(13) Plumbing							
Average Fixture(s)			530.00			1	530
(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
(16) Porches							
WCP (1 Story), Standard			22.42			144	3,228
WCP (1 Story), Standard			31.96			60	1,918

**Draft Record Card - Printed before March Board of Review**

County Multiplier = 1.38    =>                      Cost New =                      83,608  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,    Depr.Cost =                      29,263  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.500 => TCV of Bldg: 1 =                      14,631

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2017 Est. T.C.V. 009-015-022-00                      =                      28,270  
 Est. TCV/Total Floor Area = 22.87

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
14,800	14,800	14,800	13,339	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-700	0	0	120	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,100	14,100	14,100	13,459	13,459	13,459

009-015-023-00                      2017 Est. T.C.V.                      DULL LARRY M & MELANIE S  
 Property Class: 401                                           8150 W KELLY 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	330.00	660.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.00 Total Acres                      Total Est. Land Value =								13,200

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.59	1.00	80	50	384
Total Estimated Land Improvements True Cash Value =					384

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls D-10    Blt 2010

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

Ground Area = Size for Rates = 728 SF    Floor Area = 728 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	47.14	-9.20	0.00	448	16,997
1	Story Siding	Piers	47.14	-11.99	0.00	280	9,842

Other Additions/Adjustments                      Rate                      Size                      Cost

(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

(15) Built-Ins & Fireplaces                      **Draft Record Card - Printed before March Board of Review**  
 Appliance Allowance                      1,235.00                      1                      1,235

County Multiplier = 1.38    =>                      Cost New =                      45,394  
 Notes: SHED CONVERTED TO DWELLING & 2016 POST & BEAM ADDITION

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,    Depr.Cost =                      43,124  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =                      40,968

2017 Est. T.C.V. 009-015-023-00	=	54,552			
Est. TCV/Total Floor Area = 74.93, Most recent sale 04/23/2010 for 27,800					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
20,100	20,100	20,100	11,213	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
14,700	-7,500	14,700	100	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
27,300	27,300	27,300	26,013	26,013	26,013

009-015-024-00                      2017 Est. T.C.V.                      CRANCE CHARLES F & DONNAJEAN L  
 Property Class: 401                                           8126 W KELLY 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	330.00	660.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.00 Total Acres                      Total Est. Land Value =								13,200

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	500	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 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	Ribbed	Metal	34.46	0.00	-6	980	31,745
Other Additions/Adjustments							
			Rate			Size	Cost
Addition/Crawl			37.50			374	14,025
Free Standing Roof			4.57			1293	5,909

(2) Skirting  
 Metal Enamel                      5.70                      146                      832

(9) Foundation  
 Foundation Wall: Concrete                      6.92                      0                      0

**Draft Record Card - Printed before March Board of Review**

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

(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

(16) Deck/Balcony  
 Pine                      w/Roof,Standard                      20.80                      80                      1,664  
 Treated Wood,Standard                      8.58                      67                      575

(17) Garages  
 Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)  
 Base Cost                      9.30                      1152                      10,714  
 Mechanical Doors                      325.00                      2                      650

County Multiplier = 1.38 =>                      Cost New =                      99,599  
 Notes: 1982 MARLETTE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 44/100/100/100/44.0,                      Depr.Cost =                      43,824  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.500 => TCV of Bldg: 1 =                      21,912

2017 Est. T.C.V. 009-015-024-00	=	36,052
Est. TCV/Total Floor Area = 26.63		
2016 Assessed	MBOR	S.E.V.
19,000	19,000	19,000
	Base for Cap	C.P.I.
	17,452	0.90
2017	New Eq. Adjustment	Loss
0	-1,000	0
2017 Assessed	MBOR	S.E.V.
	Capped	->Taxable<-
		PRE/MBT

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Parcel Number: 009-015-024-00

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18,000	18,000	18,000	17,609	17,609	17,609
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Draft Record Card - Printed before March Board of Review

009-015-025-00                      2017 Est. T.C.V.                      RADEN JUDITH D  
 Property Class: 401                      2960 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
40/FF	330.00	662.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.01 Total Acres                      Total Est. Land Value =								13,200

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.59	1.00	80	81	622
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 =					1,097

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

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

Ground Area = Size for Rates = 1560 SF    Floor Area = 1560 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	48.99	-8.22	0.00	1560	63,601

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
3 Fixture Bath	1650.00	1	1,650

(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2720.00	1	2,720

Draft Record Card Printed before March Board of Review

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(17) Garages

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

Base Cost	15.20	777	11,810
Mechanical Doors	325.00	1	325

County Multiplier = 1.38    =>                      Cost New =    115,149

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =    103,634  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.650 => TCV of Bldg: 1 =    67,362

2017 Est. T.C.V. 009-015-025-00                      =    81,659

Est. TCV/Total Floor Area = 52.35, Most recent sale 02/01/2001 for 10,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,400	35,400	35,400	35,400	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,400	0	0	318	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,800	40,800	40,800	35,718	35,718	35,718	

009-015-026-00                      2017 Est. T.C.V.                      HILL LEWIS H  
 Property Class: 101                      8731 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 SURPLUS	1700/		92.42 Acres		1700	100		157,114
AG SW 2014 30 - 65 ACRES			30.00 Acres		3600	100		108,000
122.42 Total Acres                      Total Est. Land Value =								265,114

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
Shed: Wood Frame	7.23	1.00	1306	50	4,721
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	100	1,000
Total Estimated Land Improvements True Cash Value =					6,460

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1034 SF    Floor Area = 1034 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.95	-8.69	-2.85	1034	49,022

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

Well, 100 Feet	2550.00	1	2,550
1000 Gal Septic	2895.00	1	2,895

Draft Record Card - Printed before March Board of Review

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CCP (1 Story), Standard	21.06	214	4,507
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(16) Deck/Balcony

Roof Cover Only, Standard	10.50	192	2,016
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(17) Garages

Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	17.20	288	4,954
Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)			
Base Cost	10.91	1536	16,758
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =                      117,467

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      76,354  
 ECF (101 AGRICULTURE)                      0.950 => TCV of Bldg: 1 =                      72,536

2017 Est. T.C.V. 009-015-026-00                      =                      344,110

Est. TCV/Total Floor Area = 332.79

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
176,000	176,000	176,000	139,181	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-3,900	0	0	1,252	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
172,100	172,100	172,100	140,433	140,433	140,433



009-015-026-50	2017 Est. T.C.V.	HILL SHARON K
Property Class: 101		8366 W KELLY 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 121 - 400 Acres	89.10	Acres	3600	100				320,760
AG SW 2014 SURPLUS 1700/	41.00	Acres	1700	100				69,700
	130.10	Total Acres					Total Est. Land Value =	390,460

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	640	0	0
D/W/P: 4in Concrete	3.12	1.00	160	0	0
Shed: Wood Frame	7.38	1.00	249	50	919
Shed: Wood Frame	7.58	1.00	219	50	830
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 =				2,224

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D Blt 1982

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1537 SF Floor Area = 1537 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	44.66	0.00	0.66	1537	69,657

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
3 Fixture Bath	1650.00	1	1,650

Draft Record Card Printed before March Board of Review

(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
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(16) Porches

CPP, Standard	12.53	127	1,591
CPP, Standard	13.59	110	1,495

(17) Garages

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

Base Cost	10.01	1554	15,556
Mechanical Doors	325.00	3	975

County Multiplier = 1.38 => Cost New = 133,830

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 93,681

ECF (101 AGRICULTURE) 0.800 => TCV of Bldg: 1 = 74,945

Ag. Bld 1 0, 4 Wall Utility Building 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
7.60	0.946	1.024	0.00	2048	1.38	20,807

Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 9,363

ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 1 = 10,768

Total Estimated True Cash Value of Agricultural Buildings = 10,768

2017 Est. T.C.V. 009-015-026-50 = 478,397

Parcel Number: 009-015-026-50

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Est. TCV/Total Floor Area = 311.25

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
228,800	228,800	228,800	129,929	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	10,400	0	0	1,169	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
239,200	239,200	239,200	131,098	131,098	131,098	

Draft Record Card - Printed before March Board of Review

009-015-027-00                      2017 Est. T.C.V.                      ADAMS ALAN  
 Property Class: 402                      S 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	3.00	Acres	5500	100		16,500
			3.00	Total Acres			Total Est. Land Value =	16,500

2017 Est. T.C.V. 009-015-027-00                      =                      16,500

Est. TCV/Total Floor Area = 10.74

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,300	8,300	8,300	3,521	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	31	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,300	8,300	8,300	3,552	3,552	0	

Draft Record Card - Printed before March Board of Review

009-015-028-00                      2017 Est. T.C.V.                      ADAMS ALAN  
 Property Class: 401                      8442 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	150.00	260.00	1.0000	1.0000	900	100		135,000
150 Actual Front Feet, 0.90 Total Acres                      Total Est. Land Value =								135,000

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 1948

(11) Heating System: Space Heater

Ground Area = Size for Rates = 496 SF    Floor Area = 496 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	58.69	-11.24	-1.89	496	22,598

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) Porches

CGEP (1 Story), Standard	33.14	160	5,302
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(17) Garages

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

Base Cost	22.22	280	6,222
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =>                      Cost New =                      54,570

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =                      30,014  
 ECF (410- SAPPHIRE LAKE AREA)                      1.200 => TCV of Bldg: 1 =                      36,016

2017 Est. T.C.V. 009-015-028-00                      =                      171,491

Est. TCV/Total Floor Area = 345.75

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
85,600	85,600	85,600	57,269	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	515	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
85,700	85,700	85,700	57,784	57,784	0

009-015-029-00	2017 Est. T.C.V.	REISNER JOHN A & ELIZABETH A TRUST
Property Class: 401		8371 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 3 - 7 @\$3000			6.99 Acres		3000	100		20,970
			6.99 Total Acres				Total Est. Land Value =	20,970

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.53	1.00	96	50	554
	Total Estimated Land Improvements True Cash Value =				554

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls C-5 Blt 1974

(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	64.39	-9.39	0.00	960	52,800

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

Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085

(15) Built-Ins & Fireplaces

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Appliance Allowance	1915.00	1	1,915
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(16) Porches

WSEP (1 Story), Standard	25.50	200	5,100
CCP (1 Story), Standard	49.04	32	1,569

(17) Garages

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

Base Cost	10.13	1020	10,333
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 111,796

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 72,668  
ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 47,234

2017 Est. T.C.V. 009-015-029-00 = 68,758

Est. TCV/Total Floor Area = 71.62, Most recent sale 11/03/2005 for 132,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,800	40,800	40,800	39,538	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-6,400	0	0	-5,138	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
34,400	34,400	34,400	39,893	34,400	0

009-015-029-99                      2017 Est. T.C.V.                      MOLITOR DONALD & BETTY FAMILY 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
40/FF	66.00	66.00	1.0000	0.0000	40	100*		0
Residentia 1 -	2.99	@\$5500	0.10	Acres	5500	100		550
* denotes lines that do not contribute to the total acreage calculation.								
66 Actual Front Feet, 0.10 Total Acres      Total Est. Land Value =								550

2017 Est. T.C.V.	009-015-029-99	=	550		
Est. TCV/Total Floor Area =	0.57				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
300	300	300	300	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
300	300	300	302	300	300

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009-015-030-00                      2017 Est. T.C.V.                      BURCHARD LEWIS & LYNETTE  
 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	60.00	534.97	0.9382	1.0000	500	100		28,145
60 Actual Front Feet, 0.74 Total Acres							Total Est. Land Value =	28,145

2017 Est. T.C.V. 009-015-030-00 = 28,145

Est. TCV/Total Floor Area = 29.32, Most recent sale 02/01/2000 for 58,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,300	14,300	14,300	14,300	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	
14,100	14,100	14,100	14,428	14,100	0	

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009-015-031-00	2017 Est. T.C.V.	THOMAS ROGER L & CHARLENE
Property Class: 401		2210 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 C>	.50	-1.0	AC	M/L	8000	100		8,000
204 Actual Front Feet, 0.89 Total Acres								Total Est. Land Value = 8,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1020 SF Floor Area = 1020 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	48.31	-7.37	0.00	1020	41,759
2 Exterior Units, (@6% more)							Base cost of Exterior units = 88,529

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	2	2,520
3 Fixture Bath	1975.00	1	3,950

(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	2,830
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(16) Deck/Balcony

Treated Wood,Standard	16.26	20	650
Treated Wood,Standard	16.26	20	650

**Draft Record Card - Printed before March Board of Review**

(17) Garages

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

Base Cost	20.05	480	19,248
Common Wall: 2 Wall	-2475.00	1	-4,950
Automatic Doors	375.00	2	1,500

County Multiplier = 1.38 => Cost New = 164,768

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 107,100  
ECF (RESIDENTIAL RURAL/ NON SUB) 0.700 => TCV of Bldg: 1 = 74,970

2017 Est. T.C.V. 009-015-031-00 = 82,970

Est. TCV/Total Floor Area = 40.67

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,000	41,000	41,000	26,822	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	241	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,500	41,500	41,500	27,063	27,063	0	



009-015-031-40                      2017 Est. T.C.V.                      THOMAS ROGER L & CHARLENE &  
Property Class: 401                      2184 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  
160 Actual Front Feet, 1.70 Total Acres                      Total Est. Land Value =                      5,000

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    C                      Blt 1920

(11) Heating System: Forced Heat & Cool  
Ground Area = Size for Rates = 936 SF    Floor Area = 936 SF.  
Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
1    Story Siding    Crawl Space    68.12    -9.95    1.92    936    56,244

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, 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

(16) Porches  
WGEP (1 Story), Standard                      36.83                      144                      5,304  
WGEP (1 Story), Standard                      40.12                      120                      4,814

(17) Garages  
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)  
Base Cost                      18.40                      624                      11,482  
Common Wall: 1/2 Wall                      -650.00                      1                      -650  
Mechanical Doors                      350.00                      1                      350

County Multiplier = 1.38 =>                      Cost New =                      121,997

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      79,298  
ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =                      75,333

2017 Est. T.C.V. 009-015-031-40                      =                      80,808  
Est. TCV/Total Floor Area = 86.33, Most recent sale 03/22/2007 for 1  
2016 Assessed                      MBOR                      S.E.V.                      Base for Cap                      C.P.I.  
38,200                      38,200                      38,200                      33,883                      0.90  
2017                      New Eq.                      Adjustment                      Loss                      Additions                      Tax Adjustment                      Losses  
0                      2,200                      0                      0                      304                      0  
2017 Assessed                      MBOR                      S.E.V.                      Capped                      ->Taxable<-                      PRE/MBT  
40,400                      40,400                      40,400                      34,187                      34,187                      0

009-015-031-70                      2017 Est. T.C.V.                      THOMAS LLOYD J  
 Property Class: 401                      2220 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
40/FF	204.00	363.00	1.0000	1.0000	40	100		8,160
204 Actual Front Feet, 1.70 Total Acres                      Total Est. Land Value =								8,160

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wire Mesh, #9	1.87	1.00	460	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 1955

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1800 SF    Floor Area = 1800 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Brick	Crawl Space	60.76	-7.50	0.00	1800	95,868

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

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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(17) Garages

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

Base Cost	19.87	648	12,876
Common Wall: 1 Wall	-2225.00	1	-2,225
Automatic Doors	375.00	2	750

County Multiplier = 1.38 =>                      Cost New =                      161,093

Notes: POST WW2 HOME

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      104,710  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =                      99,475

2017 Est. T.C.V. 009-015-031-70                      =                      108,110

Est. TCV/Total Floor Area = 60.06

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
51,100	51,100	51,100	37,790	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	340	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
54,100	54,100	54,100	38,130	38,130	38,130

009-015-033-00                      2017 Est. T.C.V.                      ATKINS SHAWN & TAMARA  
 Property Class: 401                      8399 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
GROUP H \$75/FF	405.00	881.96	1.0000	1.0000	75	100		30,375
405 Actual Front Feet, 8.20 Total Acres                      Total Est. Land Value =								30,375

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	2340	0	0
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 =					2,425

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls    C+10    Blt 2003

(11) Heating System: Forced Heat & Cool  
 Ground Area = Size for Rates = 1260 SF    Floor Area = 2198 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	90.39	0.00	3.16	1260	117,873
1	Story Siding	Overhang	37.48	0.00	0.00	308	11,544

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  

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: Prefab 2 Story	2505.00	1	2,505

(16) Porches  

CCP (1 Story), Standard	20.09	288	5,786
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(16) Deck/Balcony  

Treated Wood,Standard	9.94	56	557
Treated Wood,Standard	8.30	100	830

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

Base Cost	21.09	676	14,257
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38 =>                      Cost New =                      225,853

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =                      203,267  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =                      193,104

Cost Estimates for Commercial/Industrial Building/Section: 1                      Built 2001  
 Description of Occupancy: N. GARAGE W/ S. FACING WINDOWS

Costs are taken from the Warehouse, Storage cost schedules.  
 <<<<<<                      Calculator Cost Computations                      >>>>>>  
 Class: D,Pole    Quality: Low Cost    Percent Adj: +0

Base Rate for Upper Floors = 16.75

Adjusted Square Foot Cost for Upper Floors = 16.75

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 0 Height per Story Multiplier: 0.880  
Ave. Floor Area: 2,016 Perimeter: 180 Perim. Multiplier: 1.204  
Refined Square Foot Cost for Upper Floors: 17.75

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 24.491

Total Floor Area: 1,536 Base Cost New of Upper Floors = 37,618

Reproduction/Replacement Cost = 37,618  
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0  
Total Depreciated Cost = 29,342

ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 32,276  
Replacement Cost/Floor Area= 24.49 Est. TCV/Floor Area= 21.01

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2009  
Description of Occupancy: NEXT TO HOUSE

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

(10) Heating system: Electric Wall Heaters Cost/SqFt: -0.35 100%  
Adjusted Square Foot Cost for Upper Floors = 14.40

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 14 Height per Story Multiplier: 1.080  
Ave. Floor Area: 3,120 Perimeter: 224 Perim. Multiplier: 0.966  
Refined Square Foot Cost for Upper Floors: 15.02

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County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 20.732

Total Floor Area: 3,120 Base Cost New of Upper Floors = 64,684

Reproduction/Replacement Cost = 64,684  
Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0  
Total Depreciated Cost = 59,509

ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 2 = 65,460  
Replacement Cost/Floor Area= 20.73 Est. TCV/Floor Area= 20.98

Total Estimated True Cash Value of Commercial/Industrial Buildings = 97,736

2017 Est. T.C.V. 009-015-033-00 = 323,640

Est. TCV/Total Floor Area = 47.22, Most recent sale 01/29/2007 for 230,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
155,700	155,700	155,700	130,556	0.90		
2017 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	6,100	0	0	1,175	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
161,800	161,800	161,800	131,731	131,731	131,731	

009-015-034-00                      2017 Est. T.C.V.                      GRAY JEFFREY L  
 Property Class: 401                                           8283 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	192.00	465.09	1.0000	1.0000	40	100		7,680
192 Actual Front Feet, 2.05 Total Acres                      Total Est. Land Value =								7,680

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	300	99	950
Total Estimated Land Improvements True Cash Value =					950

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 768 SF    Floor Area = 960 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	72.96	0.00	0.00	768	56,033

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

Well, 100 Feet	2550.00	1	2,550
1000 Gal Septic	2895.00	1	2,895

(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	7.46	128	955
Treated Wood,Standard	7.73	112	866

(17) Garages

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

Base Cost	17.14	672	11,518
Automatic Doors	375.00	2	750

County Multiplier = 1.38    =>                      Cost New =                      109,830

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =                      98,847  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =                      93,905

2017 Est. T.C.V. 009-015-034-00                      =                      102,535  
 Est. TCV/Total Floor Area = 106.81

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,500	48,500	48,500	43,793	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	394	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
51,300	51,300	51,300	44,187	44,187	0	

009-015-034-25	2017 Est. T.C.V.	WRIGHT SCOTT D ETAL
Property Class: 401		8305 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	2.05	Acres	5500	100		11,275
			2.05	Total Acres			Total Est. Land Value =	11,275

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
TRAVEL TRAILER	1.00	1.00	10000.0	95	9,500
Total Estimated Land Improvements True Cash Value =					9,500

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2000

(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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(13) Plumbing

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

Well, 100 Feet	2550.00	1	2,550
1000 Gal Septic	2895.00	1	2,895

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(17) Garages

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

Base Cost	12.60	576	7,258
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 20,835

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 19,793

Separately Depreciated Items:

Unit-in-Place Cost Items:

ROOF STRUCTURE	1.00	350	350
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County Multiplier = 1.38 => Cost New = 483

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 435

Total Depreciated Cost = 20,228

ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 19,216

2017 Est. T.C.V. 009-015-034-25 = 39,991

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/01/1998 for 4,795

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
19,400	19,400	19,400	13,781	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	600	0	0	124	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,000	20,000	20,000	13,905	13,905	0

009-015-034-50                      2017 Est. T.C.V.                      ROSS VICTOR D  
 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	195.80	444.94	1.0000	1.0000	40	100		7,832
196 Actual Front Feet, 2.00 Total Acres                      Total Est. Land Value =								7,832

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
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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	17.19	728	12,514
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 =>                      Cost New =    18,236

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,    Depr.Cost =    18,053  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =    17,151

2017 Est. T.C.V. 009-015-034-50                      =    24,983

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	10,299	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	500	0	0	82	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBI
12,500	12,500	12,500	10,391	10,391	0

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009-015-034-60                      2017 Est. T.C.V.                      WRIGHT DENNIS J & JUDY A  
 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	194.72	469.91	1.0000	1.0000	40	100		7,789
195 Actual Front Feet, 2.10 Total Acres                      Total Est. Land Value =								7,789

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.07	1.00	80	95	918
Total Estimated Land Improvements True Cash Value =					918

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
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Other Additions/Adjustments	Rate	Size	Cost
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(17) Carports  
 Aluminum

7.70	347	2,672
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(17) Garages

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

Base Cost	10.13	1200	12,156
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 =>                      Cost New =                      21,429

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,    Depr.Cost = 21,214  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =                      20,154

2017 Est. T.C.V. 009-015-034-60                      =                      28,861

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/22/2010 for 5,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
13,800	13,800	13,800	9,317	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	83	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,400	14,400	14,400	9,400	9,400	0



009-015-035-00                      2017 Est. T.C.V.                      MOLITOR DON & BETTY FAMILY TRUST  
 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
Residentia 18	-29	@\$2000	20.30	Acres	2000	100		40,600
			20.30	Total Acres			Total Est. Land Value =	40,600

2017 Est. T.C.V. 009-015-035-00                      =                      40,600

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,300	20,300	20,300	9,788	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	
20,300	20,300	20,300	9,876	9,876	9,876	

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009-015-035-90                      2017 Est. T.C.V.                      STEPHAN EDWARD D & MARY A  
 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
40/FF	328.56	437.51	1.0000	1.0000	40	100		13,142
329 Actual Front Feet, 3.30 Total Acres                      Total Est. Land Value =								13,142

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
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(17) Garages

Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.30	2400	22,320

County Multiplier = 1.38 =>                      Cost New =                      30,802

Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,    Depr.Cost =                      28,954  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =                      27,506

2017 Est. T.C.V. 009-015-035-90                      =                      40,648

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
19,500	19,500	19,500	16,461	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	800	0	148	0	
2017 Assessed	MBOR	S.E.V.	Capred	>Taxable<	PRE/MBT
20,300	20,300	20,300	16,609	16,609	0

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009-015-036-00                      2017 Est. T.C.V.                      PORTER GARY V  
 Property Class: 401                                           2150 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
40/FF	300.00	463.19	1.0000	1.0000	40	100		12,000
300 Actual Front Feet, 3.19 Total Acres                      Total Est. Land Value =								12,000

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 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1416 SF    Floor Area = 1416 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	45.25	-7.66	0.66	1416	54,162

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

Average Fixture(s)	525.00	1	525
3 Fixture Bath	1650.00	1	1,650

(14) Water/Sewer

Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	2	5,440

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: Exterior 1 Story	3050.00	1	3,050

(16) Porches

CCP (1 Story), Standard	56.11	20	1,122
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(16) Breezeways

Frame Wall,Finished	26.75	132	3,531
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(17) Garages

Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost	18.35	528	9,689				
Mechanical Doors	325.00	1	325				
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)							
Base Cost	9.30	1200	11,160				
Mechanical Doors	325.00	1	325				
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)							
Base Cost	9.30	1800	16,740				
Mechanical Doors	325.00	1	325				

County Multiplier = 1.38    =>                      Cost New =    154,152

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =    92,491  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.900 => TCV of Bldg: 1 =    83,242

< Cost Estimates for Res. Building: 2    Mobile Home    Class: Low Quality    >

(11) Heating System: Forced Warm Air

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	28.12	0.00	0	924	25,983

Parcel Number: 009-015-036-00

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Other Additions/Adjustments	Rate	Size	Cost
(9) Foundation			
Foundation Wall: Concrete	7.13	0	0
(13) Plumbing			
3 Fixture Bath	1215.00	1	1,215
(14) Water/Sewer			
1000 Gal Septic	2720.00	1	2,720
(16) Deck/Balcony			
Treated Wood, Standard	18.18	15	273

County Multiplier = 1.38 => Cost New = 41,663  
Notes: 2172 S DICKERSON RD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 58/100/100/100/58.0, Depr.Cost = 24,165  
ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 2 = 12,082

2017 Est. T.C.V. 009-015-036-00 = 107,799

Est. TCV/Total Floor Area = 46.07

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,200	54,200	54,200	41,038	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-300	0	0	369	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,900	53,900	53,900	41,407	41,407	41,407	

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009-015-037-00	2017 Est. T.C.V.	HOITENGA DONALD & DIANE
Property Class: 401		8300 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	143.30	337.82	1.0000	1.0000	900	100		128,970
143 Actual Front Feet, 1.11 Total Acres Total Est. Land Value =								128,970

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	97	4,850
Total Estimated Land Improvements True Cash Value =					4,850

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+10 Blt 2003

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1876 SF Floor Area = 1876 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	66.90	0.00	2.11	1876	129,463

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	11.45	1200	13,740
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
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(16) Porches

WGEP (2 Story), Standard	51.60	196	10,114
CCP (1 Story), Standard	30.27	96	2,906

(16) Deck/Balcony

Treated Wood, Standard	6.15	601	3,696
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Finished )			
Base Cost	21.47	644	13,827
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750
Class:C Exterior: Siding Foundation: 42 Inch (Finished )			
Base Cost	17.35	1672	29,009
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 293,480

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 258,262

Separately Depreciated Items:

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)	3.97	144	572
County Multiplier = 1.38 =>		Cost New =	789

Parcel Number: 009-015-037-00 Page: 2

Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 734

Total Depreciated Cost = 258,996  
ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 336,694

2017 Est. T.C.V. 009-015-037-00 = 470,514

Est. TCV/Total Floor Area = 250.81, Most recent sale 06/01/1999 for 120,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
227,600	227,600	227,600	175,491	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,700	0	0	1,579	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
235,300	235,300	235,300	177,070	177,070	177,070	

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009-015-038-00                      2017 Est. T.C.V.                      SANDAGE KATHERINE M  
 Property Class: 401                                           8370 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	261.36	1.0000	1.0000	900	100		90,000
100 Actual Front Feet, 0.60 Total Acres                      Total Est. Land Value =								90,000

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	1200	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 1962

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1596 SF    Floor Area = 1596 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	54.66	0.00	0.00	1596	87,237

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	10.00	72	720

(9) Basement Finish			
Basement Recreation Finish	11.25	792	8,910
Walk out Basement Door(s)	700.00	1	700

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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	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			
CCP (1 Story), Standard	27.14	112	3,040

(16) Deck/Balcony			
Treated Wood, Standard	5.85	708	4,142

(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 = 170,922

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost = 111,099  
 ECF (410- SAPPHIRE LAKE AREA)                      1.300 => TCV of Bldg: 1 = 144,429

2017 Est. T.C.V. 009-015-038-00                      = 236,804

Est. TCV/Total Floor Area = 148.37, Most recent sale 09/25/1998 for 0

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

Parcel Number: 009-015-038-00

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	115,100	115,100	115,100	75,598	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,300	0	0	680	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	118,400	118,400	118,400	76,278	76,278	76,278

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009-015-039-00	2017 Est. T.C.V.	KEBERLY PAUL W
Property Class: 401		8280 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	60.00	508.20	1.0000	1.0000	900	100		54,000
60 Actual Front Feet, 0.70 Total Acres							Total Est. Land Value =	54,000

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	192	50	307
Total Estimated Land Improvements True Cash Value =					307

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1976

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 720 SF Floor Area = 1080 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	81.57	0.00	-0.32	720	58,500

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

(13) Plumbing	Rate	Size	Cost
Average Fixture(s)	630.00	1	630

(14) Water/Sewer	Rate	Size	Cost
Public Sewer	1025.00	1	1,025
Well, 50 Feet	1575.00	1	1,575

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

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(16) Deck/Balcony	Rate	Size	Cost
Treated Wood, Standard	6.81	192	1,308
Wood Balcony	15.00	50	750

County Multiplier = 1.38 => Cost New = 95,706

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 62,209  
ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 80,872

2017 Est. T.C.V. 009-015-039-00 = 135,179

Est. TCV/Total Floor Area = 125.17, Most recent sale 04/01/1999 for 121,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
65,800	65,800	65,800	54,976	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,800	0	0	494	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
67,600	67,600	67,600	55,470	55,470	0

009-015-040-00	2017 Est. T.C.V.	BANDELOW GERALD S
Property Class: 401		8390 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	50.00	180.00	1.0000	1.0000	500	100		25,000
50 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								25,000

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	1300	0	0
Dock: Light posts	21.31	1.00	113	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 1964

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1212 SF Floor Area = 1212 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	68.17	0.00	0.00	848	57,808
1+	Story Siding	Basement	71.67	0.00	0.00	364	26,088

Other Additions/Adjustments

	Rate	Size	Cost
(9) Basement Finish			
Basement Recreation Finish	11.45	273	3,126
Walk out Basement Door(s)	775.00	1	775

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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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(17) Garages

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

Base Cost	16.72	768	12,841
Automatic Doors	375.00	2	750
Storage area over garage	3.95	512	2,022

County Multiplier = 1.38 => Cost New = 151,727

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 98,623

Separately Depreciated Items:

Square footage # 2 is depreciated at 89 %Good...	Base Cost Was =	26,088
County Multiplier = 1.38 =>	Cost New =	36,001
Phy/Ab.+hy/Func/Econ/Comb.%Good= 24/100/100/100/24.0,	Depr.Cost =	8,640
ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 =		139,442

2017 Est. T.C.V. 009-015-040-00	=	169,192				
Est. TCV/Total Floor Area = 139.60, Most recent sale 01/01/1998 for 62,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
81,400	81,400	81,400	66,262	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,200	0	0	596	0	0

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
84,600	84,600	84,600	66,858	66,858	66,858

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009-015-041-00                      2017 Est. T.C.V.                      KEBERLY PAUL W & CAROL A  
 Property Class: 401                                           8400 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 E 800/FF	50.00	180.00	1.0000	1.0000	800	100		40,000
50 Actual Front Feet, 0.21 Total Acres                      Total Est. Land Value =								40,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 520 SF    Floor Area = 520 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.79	-10.07	0.66	520	25,158

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, 50 Feet                      1575.00                      1                      1,575

(15) Built-Ins & Fireplaces

Appliance Allowance                      1235.00                      1                      1,235

(16) Deck/Balcony

Treated Wood,Standard                      8.08                      80                      646

(17) Garages

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

Base Cost                      9,226  
 Mechanical Doors                      325.00                      1                      325

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County Multiplier = 1.38 =>                      Cost New =                      54,650

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      32,790  
 ECF (410- SAPPHIRE LAKE AREA)                      1.200 => TCV of Bldg: 1 =                      39,348

2017 Est. T.C.V. 009-015-041-00                      =                      79,348

Est. TCV/Total Floor Area = 152.59, Most recent sale 06/26/2009 for 50,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,500	39,500	39,500	31,697	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	285	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,700	39,700	39,700	31,982	31,982	0	

009-015-043-00                      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 6.RESIDENTIAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$1900			9.55 Acres		1900	100		18,145
			9.55 Total Acres				Total Est. Land Value =	18,145

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. 009-015-043-00	=	22,895			
Est. TCV/Total Floor Area = 44.03					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
12,400	12,400	12,400	8,424	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	75	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,400	11,400	11,400	8,499	8,499	0

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009-015-043-60	2017 Est. T.C.V.	PARSONS CHARLES R & SUSAN E
Property Class: 401		8670 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			9.95 Acres		1900	100		18,905
			9.95 Total Acres				Total Est. Land Value =	18,905

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	1434	50	2,466
D/W/P: 3.5 Concrete	3.44	1.00	540	50	929
Shed: Wood Frame	9.83	1.00	192	50	943

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 =		5,308

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1978 SF Floor Area = 1978 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.40	-8.16	0.00	858	44,822
1	Story Siding	Basement	60.40	0.00	0.00	1120	67,648

Other Additions/Adjustments

	Rate	Size	Cost
(1) Exterior			
Brick Veneer	8.25	156	1,287

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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

(14) Water/Sewer			
Public Sewer	1162.00	1	1,162
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Porches			
WGEP (1 Story), Standard	29.86	240	7,166
CCP (1 Story), Standard	31.93	80	2,554
CCP (1 Story), Standard	46.52	36	1,675

(16) Deck/Balcony			
Treated Wood, Standard	7.53	144	1,084

(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	20.84	483	10,066
Common Wall: 1 Wall	-1300.00	1	-1,300

County Multiplier = 1.38 => Cost New = 203,777

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 144,682

Separately Depreciated Items:

(17) Garages

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Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	16.02	768	12,303
County Multiplier = 1.38 =>		Cost New =	16,979
Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0,		Depr.Cost =	16,469
		Total Depreciated Cost =	161,151
ECF (RESIDENTIAL RURAL/ NON SUB)	0.950 =>	TCV of Bldg: 1 =	153,093

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2017 Est. T.C.V. 009-015-043-60 = 177,306

Est. TCV/Total Floor Area = 89.64

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
85,100	85,100	85,100	75,062	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	0	675	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
88,700	88,700	88,700	75,737	75,737	75,737	

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009-015-043-90                      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 6.RESIDENTIAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	100.00	475.50	1.0000	1.0000	50	100		5,000
100 Actual Front Feet, 1.09 Total Acres                      Total Est. Land Value =								5,000

2017 Est. T.C.V. 009-015-043-90                      =                      5,000

Est. TCV/Total Floor Area = 2.53

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	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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009-015-043-95                      2017 Est. T.C.V.                      DICKERSON ERIC A & MARIANNE  
 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
\$65 /FF	100.00	461.74	1.0000	1.0000	65	100		6,500
100 Actual Front Feet, 1.06 Total Acres                      Total Est. Land Value =								6,500

Cost Est. for Res. Bldg: 1    Single Family    GRG                      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  
 Public Sewer                      1025.00                      1                      1,025

(17) Garages  
 Class:CD Exterior: Pole Foundation: 18 Inch (Finished )  
 Base Cost                      12.41                      1632                      20,253

County Multiplier = 1.38 =>                      Cost New =                      29,364  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,                      Depr.Cost =                      27,896

Separately Depreciated Items:

(17) Garages  
 Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)  
 Base Cost                      11,590                      624                      7,332  
 No Floor Deduction                      -3,000                      824                      -1,872  
 County Multiplier = 1.38 =>                      Cost New =                      7,397  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,                      Depr.Cost =                      3,329

Total Depreciated Cost =                      31,224  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =                      29,663

2017 Est. T.C.V. 009-015-043-95					=	36,163
Est. TCV/Total Floor Area =	0.00					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,200	17,200	17,200	14,390	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	900		0	0	129	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,100	18,100	18,100	14,519	14,519	14,519	

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