

009-020-001-00	2017 Est. T.C.V.	RADEN CHRISTOPHER & RADEN RICHARD &
Property Class: 402		S LA CHANCE 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 66 - 120	\$2200	66.95	Acres	2200	100			147,290
		66.95	Total Acres				Total Est. Land Value =	147,290

2017 Est. T.C.V. 009-020-001-00 = 147,290

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
60,300	60,300	60,300	24,389	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,300	0	0	219	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
73,600	73,600	73,600	24,608	24,608	24,608	

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009-020-001-95 2017 Est. T.C.V. DTE GAS COMPANY
 Property Class: 301 S LA CHANCE 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	791.19	1.0000	1.0000	40	100		10,000
250 Actual Front Feet, 4.54 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.22	1.42	6156	94	10,025
/CI16/YARI/CHALF/06'/29	11.75	1.00	300.0	50	1,763
/CI16/YARI/CHALF/06'/GATW10	490.00	1.00	1.0	50	245
/CI16/YARI/CHALF/06'/3	2.00	1.00	300.0	50	300
/CI16/YARI/CHALF/06'/GATW3	235.00	1.00	1.0	50	118
Total Estimated Land Improvements True Cash Value =					12,450

2017 Est. T.C.V. 009-020-001-95 = 22,450

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,200	11,200	11,200	4,991	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	44	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,200	11,200	11,200	5,035	5,035	0	

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009-020-002-00 2017 Est. T.C.V. MACFARLANE GERALD
 Property Class: 401 3474 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	200.00	400.00	1.0000	1.0000	40	100		8,000
200 Actual Front Feet, 1.84 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1450 SF Floor Area = 1450 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	45.33	-8.62	1.51	1450	55,419

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

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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	27.70	250	6,925
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County Multiplier = 1.42 => Cost New = 97,127

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 48,563

Separately Depreciated Items:

(16) Porches

WGEP (1 Story), Standard	29.46	198	5,833
County Multiplier = 1.42 =>		Cost New =	8,283
Phy/Ab.Phy/Func/Econ/Comb.%Good= 25/100/100/100/25.0,		Depr.Cost =	2,071

Total Depreciated Cost = 50,634
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 25,317

2017 Est. T.C.V. 009-020-002-00 = 33,792

Est. TCV/Total Floor Area = 23.30, Most recent sale 04/23/2010 for 22,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,700	16,700	16,700	11,024	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	99	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,900	16,900	16,900	11,123	11,123	11,123	

009-020-002-30 2017 Est. T.C.V. RADEN CHRISTOPHER & RADEN RICHARD &
Property Class: 401 3394 S LA CHANCE 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			6.21 Acres		3000	100		18,630
			6.21 Total Acres				Total Est. Land Value =	18,630

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.70	1.00	200	50	770
	Total Estimated Land Improvements True Cash Value =				770

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

(11) Heating System: Space Heater
Ground Area = Size for Rates = 1216 SF Floor Area = 1216 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1 Story Siding Basement 46.56 0.00 -1.89 1216 54,319

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	9.65	560	5,404
Walk out Basement Door(s)	625.00	1	625

(13) Plumbing

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

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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

CCP (1 Story), Standard	17.05	400	6,820
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(16) Deck/Balcony

Roof Cover Only,Standard	10.00	192	1,920
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(17) Garages

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

Base Cost	10.26	832	8,536
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 117,444

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 76,338
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 72,521

2017 Est. T.C.V. 009-020-002-30 = 91,921

Est. TCV/Total Floor Area = 75.59

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
43,300	43,300	43,300	38,315	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,700	0	0	344	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,000	46,000	46,000	38,659	38,659	38,659

009-020-002-90	2017 Est. T.C.V.	DTE GAS COMPANY
Property Class: 302		S LA CHANCE 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
50 Actual Front Feet, 0.46 Total Acres					Total Est.		Land Value =	5,000

2017 Est. T.C.V. 009-020-002-90 = 5,000

Est. TCV/Total Floor Area = 4.11

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	1,848	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	16	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	1,864	1,864	0	

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009-020-003-00 2017 Est. T.C.V. RADEN WILLIAM
 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 8 - 17 @\$1900		12.25 Acres			1900	100		23,275
		12.25 Total Acres					Total Est. Land Value =	23,275

2017 Est. T.C.V. 009-020-003-00 = 23,275

Est. TCV/Total Floor Area = 19.14, Most recent sale 09/11/2007 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,900	12,900	12,900	4,063	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,300	0	0	36	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,600	11,600	11,600	4,099	4,099	0	0

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009-020-003-20 2017 Est. T.C.V. RADEN RYAN C & ALGER JENNIFER L
 Property Class: 401 10483 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			10.750	Acres	2,100	100		22,575
		10.75	Total Acres		Total Est.		Land Value =	22,575

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 2005

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1512 SF Floor Area = 1512 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.58	-8.32	0.00	1512	77,505

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
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(16) Porches

WCP (1 Story), Standard	26.40	120	3,168
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(17) Garages

Class:C	Exterior: Siding	Foundation: 42 inch (Unfinished)	Rate	Size	Cost
			19.20	576	11,059
	Common Wall: 1 Wall		-1300.00	1	-1,300
	Automatic Doors		375.00	1	375

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County Multiplier = 1.38 => Cost New = 140,301

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 126,271
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 119,957

2017 Est. T.C.V. 009-020-003-20 = 142,532

Est. TCV/Total Floor Area = 94.27, Most recent sale 01/26/2005 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
67,700	67,700	67,700	58,600	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,600	0	527	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
71,300	71,300	71,300	59,127	59,127	59,127	

009-020-003-35	2017 Est. T.C.V.	GOTHARD ROBERT & ANNE
Property Class: 101		3234 S LA CHANCE 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

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.52	1.00	140	97	1,156
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 =					6,006

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	43.77	0.00	0.66	1736	77,130

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

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(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	5.99	336	2,013
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(17) Garages

Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.64	768	8,172
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	11.27	672	7,573

(17) Basement Garages

Basement Garage: 2 Car	2025.00	1	2,025
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County Multiplier = 1.38 => Cost New = 144,373

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 79,405

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	9.65	144	1,390
County Multiplier = 1.38 =>		Cost New =	1,918
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	959

Total Depreciated Cost = 80,364
ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 72,328

2017 Est. T.C.V. 009-020-003-35 = 146,334
Est. TCV/Total Floor Area = 84.29

Parcel Number: 009-020-003-35

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2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
74,900	0	0	0	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
73,200	0	0	59,881	0	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
73,200	73,200	73,200	59,881	59,881	59,881	

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009-020-003-70 2017 Est. T.C.V. RADEN RAYMOND & ROCHELL
 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	361.00	480.00	1.0000	1.0000	40	100		14,440
361 Actual Front Feet, 3.98 Total Acres Total Est. Land Value =								14,440

2017 Est. T.C.V. 009-020-003-70 = 14,440

Est. TCV/Total Floor Area = 8.32

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,200	7,200	7,200	6,278	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	
7,200	7,200	7,200	6,334	6,334	0	

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009-020-003-80 2017 Est. T.C.V. RINCKEY BRAD A & JOYCE T
 Property Class: 401 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 3 - 7 @\$3000			7.01 Acres		3000	100		21,030
		7.01	Total Acres				Total Est. Land Value =	21,030

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	9.29	1.00	80	35	260
	Total Estimated Land Improvements True Cash Value =				260

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

(11) Heating System: No Heating/Cooling

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

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

(14) Water/Sewer							
Well, 50 Feet			1575.00			1	1,575
1000 Gal Septic			3085.00			1	3,085

(16) Deck/Balcony							
Roof Cover Only,Standard			9.20			420	3,864

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

Base Cost	16,722	768	12,841
Mechanical Doors	350.00	1	350

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Unit-in-Place Cost Items:	Rate	Size	Cost
TRAVEL TRAILER	1.00	2500	2,500

County Multiplier = 1.38 => Cost New = 33,417

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 31,746
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 30,159

2017 Est. T.C.V. 009-020-003-80 = 51,449
 Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,800	24,800	24,800	22,467	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	900	0	202	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,700	25,700	25,700	22,669	22,669	0	

009-020-003-90 2017 Est. T.C.V. SINNETT ROBERT L & SALLY L
 Property Class: 401 10261 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
149 Actual Front Feet, 1.01 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	7.28	1.00	264	45	865
Total Estimated Land Improvements True Cash Value =					865

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	27.78	-0.80	0	980	26,440

Other Additions/Adjustments	Rate	Size	Cost
Addition/Crawl	30.25	384	11,616
Free Standing Roof	4.15	1152	4,781

(2) Skirting				
Metal Enamel		5.43	168	912

(9) Foundation				
Foundation Wall: Concrete		7.13	0	0

(13) Plumbing				
Average Fixture(s)		405.00	1	405

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(14) Water/Sewer				
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		665.00	1	665

(16) Porches				
WSEP (1 Story), Standard		32.54	96	3,124

(17) Carports				
Aluminum		7.25	336	2,436

County Multiplier = 1.38 => Cost New = 77,155

Notes: 1977 LIBERTY MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 27,004
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 13,502

2017 Est. T.C.V. 009-020-003-90					=	19,367
Est. TCV/Total Floor Area = 14.20						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,300	10,300	10,300	9,929	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-600	0	-229	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,700	9,700	9,700	10,018	9,700	9,700	

009-020-004-00 2017 Est. T.C.V. MOORE JON N & KELLY J
 Property Class: 401 10387 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
209 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								5,000

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1088 SF Floor Area = 1088 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	47.64	-8.23	-1.89	640	24,013
1	Story Siding	Crawl Space	47.64	-8.23	-1.89	160	6,003
1	Story Siding	Crawl Space	47.64	-8.23	-1.89	288	10,806

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
 Fireplace: Wood Stove 950.00 1 950

County Multiplier = 1.38 => Cost New = 66,001

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 39,601

Separately Depreciated Items:

Square footage # 2 is depreciated at 87 %Good... Base Cost Was = 6,003
 County Multiplier = 1.38 => Cost New = 8,284
 Phy/Ab.+hy/Func/Econ/Comb.%Good= 27/100/100/100/27.0, Depr.Cost = 2,237
 Square footage # 3 is depreciated at 92 %Good... Base Cost Was = 10,806
 County Multiplier = 1.38 => Cost New = 14,912
 Phy/Ab.+hy/Func/Econ/Comb.%Good= 32/100/100/100/32.0, Depr.Cost = 4,772

(16) Deck/Balcony
 Pine w/Roof,Standard 14.35 256 3,674
 County Multiplier = 1.38 => Cost New = 5,070
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 3,599

(17) Garages
 Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 16.10 572 9,209
 County Multiplier = 1.38 => Cost New = 12,709
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 61/100/100/100/61.0, Depr.Cost = 7,752

Total Depreciated Cost = 57,961
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 52,165

2017 Est. T.C.V. 009-020-004-00 = 57,165
 Est. TCV/Total Floor Area = 52.54

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
28,400	28,400	28,400	23,132	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	208	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,600	28,600	28,600	23,340	23,340	23,340	

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009-020-005-90	2017 Est. T.C.V.	RICHARDSON SEAN R
Property Class: 401		10451 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
209 Actual Front Feet, 1.00	Total Acres				Total Est. Land Value =			5,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.06	1.00	100	46	417
Total Estimated Land Improvements True Cash Value =					417

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	27.78	-0.80	0	980	26,440

Other Additions/Adjustments	Rate	Size	Cost
Addition/Crawl	30.25	840	25,410
Free Standing Roof	4.15	1080	4,482

(9) Foundation
Foundation Wall: Concrete

	7.13	0	0
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(13) Plumbing
Average Fixture(s)

	405.00	1	405
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(14) Water/Sewer
Well, 50 Feet
1000 Gal Septic

	1575.00	1	1,575
	2720.00	1	2,720

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(15) Built-Ins & Fireplaces
Appliance Allowance

	1235.00	1	1,235
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(16) Porches
WCP (1 Story), Standard
CCP (1 Story), Standard

	22.67	140	3,174
	29.27	80	2,342

County Multiplier = 1.38 => Cost New = 93,540

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 32,739

Separately Depreciated Items:

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

Base Cost	13.25	896	11,872
County Multiplier = 1.38 =>		Cost New =	16,383
Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0,		Depr.Cost =	12,615

Total Depreciated Cost = 45,354
ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 22,677

2017 Est. T.C.V. 009-020-005-90 = 28,094
Est. TCv/Total Floor Area = 15.44, Most recent sale 07/01/1999 for 38,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
15,100	15,100	15,100	13,741	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,100	0	123	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,000	14,000	14,000	13,864	13,864	13,864

009-020-006-60 2017 Est. T.C.V. RINCKEY CARL
 Property Class: 401 3060 S LA CHANCE 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	312.00	418.00	1.0000	1.0000	40	100		12,480
312 Actual Front Feet, 2.99 Total Acres Total Est. Land Value =								12,480

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	96	49	151
Total Estimated Land Improvements True Cash Value =					151

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	31.40	-0.79	-5	910	26,426

Other Additions/Adjustments	Rate	Size	Cost
Addition/Slab	31.75	288	9,144

(2) Skirting
 Brick/Stone Ven 7.69 158 1,215

(9) Foundation
 Foundation Wall: Concrete 7.28 0 0

(13) Plumbing
 Average Fixture(s) 465.00 1 465

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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

(16) Deck/Balcony
 Treated Wood,Standard 8.08 80 646
 Treated Wood,Standard 6.38 224 1,429

(17) Garages
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 9.71 1200 11,652
 Mechanical Doors 350.00 2 700

County Multiplier = 1.38 => Cost New = 78,947

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 27,631
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 13,816

2017 Est. T.C.V. 009-020-006-60 = 26,447

Est. TCV/Total Floor Area = 22.08

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
13,900	13,900	13,900	12,437	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-700	0	0	111	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
13,200	13,200	13,200	12,548	12,548	0

009-020-007-03	2017 Est. T.C.V.	GRAHAM THOMAS
Property Class: 401		10511 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
50/FF	335.50	597.50	1.0000	1.0000	50	100		16,775
336 Actual Front Feet, 4.60 Total Acres Total Est. Land Value =								16,775

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	192	71	406
Shed: Wood Frame	8.24	1.00	160	71	937
Shed: Metal Prefab	7.77	1.00	80	45	280
Total Estimated Land Improvements True Cash Value =					1,622

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1980

(11) Heating System: Space Heater

Ground Area = Size for Rates = 972 SF Floor Area = 972 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	48.79	-8.49	-1.89	576	22,124
1	Story Siding	Crawl Space	48.79	-8.49	-1.89	396	15,210

Other Additions/Adjustments	Rate	Size	Cost
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(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
WSEP (1 Story), Standard 34.49 80 2,759

(17) Garages
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 15.03 672 10,100
Mechanical Doors 325.00 2 650

County Multiplier = 1.38 => Cost New = 78,520

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 55,750
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 52,962

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2006

Costs are taken from the Shed, Utility, 4 Wall cost schedules.
<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 11.65

Adjusted Square Foot Cost for Upper Floors = 11.65

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 10 Height per Story Multiplier: 1.000
Ave. Floor Area: 1,560 Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 11.65

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 16.077

009-020-007-06 2017 Est. T.C.V. PROCTOR SUSAN B
 Property Class: 401 10575 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
50/FF	335.50	597.00	1.0000	1.0000	50	100		16,775
336 Actual Front Feet, 4.60 Total Acres Total Est. Land Value =								16,775

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	456	0	0
D/W/P: Asphalt Paving	1.61	1.00	300	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 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	Comp.Shingle	34.46	1.24	-6	980	32,960
Other Additions/Adjustments			Rate			Size	Cost
Addition/Crawl			37.50			336	12,600

(2) Skirting
 Metal Enamel 5.70 168 958

(9) Foundation
 Foundation Wall: Concrete 6.92 0 0

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

(14) Water/Sewer
 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

(16) Deck/Balcony
 Treated Wood,Standard 8.18 76 622
 Treated Wood w/Roof,Standard 36.50 22 803

(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 13.50 1200 16,200
 Mechanical Doors 350.00 2 700

County Multiplier = 1.38 => Cost New = 99,018

Phy/Ab.Phy/Func/Econ/Comb.%Good= 44/100/100/100/44.0, Depr.Cost = 43,568
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 21,784

2017 Est. T.C.V. 009-020-007-06 = 39,509

Est. TCV/Total Floor Area = 30.02						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,800	20,800	20,800	18,555	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	0	166	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,800	19,800	19,800	18,721	18,721	0	

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009-020-007-09 2017 Est. T.C.V. WINOWIECKI DAVID & CASSANDRA L
 Property Class: 401 10661 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
50/FF	335.00	597.00	1.0000	1.0000	50	100		16,750
335 Actual Front Feet, 4.59 Total Acres Total Est. Land Value =								16,750

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
D/W/P: Asphalt Paving	1.51	1.00	2700	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 1982

(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	59.86	-8.86	0.00	960	48,960

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	1,575.00	1	1,575
1000 Gal Septic	2,895.00	1	2,895

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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WSEP (1 Story), Standard	37.46	72	2,697
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(16) Deck/Balcony

Treated Wood, Standard	10.15	48	487
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(17) Garages

Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	20.12	384	7,726
Common Wall: 1 Wall	-1000.00	1	-1,000
Mechanical Doors	350.00	1	350
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	11.07	777	8,601
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 103,068

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 66,994
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 43,546

2017 Est. T.C.V. 009-020-007-09 = 62,671

Est. TCV/Total Floor Area = 65.28, Most recent sale 12/01/2016 for 60,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,200	42,200	42,200	33,713	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-10,900	0	-2,413	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
31,300	31,300	31,300	34,016	31,300	31,300

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009-020-007-12 2017 Est. T.C.V. DAVIS STEVEN J & BRENDA K
 Property Class: 401 10711 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
50/FF	335.00	597.00	1.0000	1.0000	50	100		16,750
335 Actual Front Feet, 4.59 Total Acres Total Est. Land Value =								16,750

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.13	1.00	60	52	316
Total Estimated Land Improvements True Cash Value =					316

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	32.73	-0.80	0	552	17,625

Other Additions/Adjustments	Rate	Size	Cost
Addition/Crawl	30.25	312	9,438
Free Standing Roof	4.15	42	174

(2) Skirting			
Brick/Stone Ven	6.94	116	805

(9) Foundation			
Foundation Wall: Concrete	7.13	0	0

(14) Water/Sewer			
Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2720.00	1	2,720

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(17) Garages			
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	19.23	384	7,384

County Multiplier = 1.38 => Cost New = 54,816
 Notes: 1959 GENERAL MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 19,186
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 9,593

2017 Est. T.C.V. 009-020-007-12 = 26,659

Est. TCV/Total Floor Area = 30.86, Most recent sale 04/12/2005 for 58,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
13,800	13,800	13,800	12,402	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-500	0	0	111	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
13,300	13,300	13,300	12,513	12,513	12,513

009-020-007-18 2017 Est. T.C.V. SHELDON ROBERT D & MARY ANN L
 Property Class: 401 10639 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
338 Actual Front Feet, 2.60 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	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 2003

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1680 SF Floor Area = 1680 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.84	-8.95	0.00	1680	93,895

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior Stone Veneer	10.25	64	656

(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, 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
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(16) Deck/Balcony Treated Wood,Standard	7.13	192	1,369
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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
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 163,923

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 147,530
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 140,154

2017 Est. T.C.V. 009-020-007-18 = 146,124

Est. TCV/Total Floor Area = 86.98, Most recent sale 05/01/2012 for 142,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
68,900	68,900	68,900	59,919	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,200	0	539	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
73,100	73,100	73,100	60,458	60,458	60,458

009-020-007-20 2017 Est. T.C.V. SHELDON ROBERT
 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
<Site Value A> GROUP A		\$5000			5000	100		5,000
335 Actual Front Feet, 2.65 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-020-007-20 = 5,000

Est. TCV/Total Floor Area = 2.98, Most recent sale 05/23/2012 for 7,250

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	2,500	

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009-020-007-21 2017 Est. T.C.V. PEARSON BENJAMIN L & LEAHANN
 Property Class: 401 10635 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
334 Actual Front Feet, 2.57 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 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2000

(11) Heating System: Forced Air w/ Ducts

(Heating system cost adjusted in area(s): 2)
 Ground Area = Size for Rates = 1422 SF Floor Area = 1422 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.28	0.00	0.00	1131	71,570
1	Story Siding	Slab	63.28	-10.93	-3.95	291	14,084

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	10.94	189	2,068
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(17) Garages

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

Base Cost	14.55	1024	14,899
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	3	1,050

County Multiplier = 1.38 => Cost New = 152,947

Notes: ORIGINAL 1970 THEN REMODEL YEAR 2000 THEN RELOCATED 2015

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 134,593
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 127,863

2017 Est. T.C.V. 009-020-007-21 = 135,238

Est. TCV/Total Floor Area = 95.10, Most recent sale 11/18/2013 for 6,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
63,800	63,800	63,800	63,289	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,800	0	0	569	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
67,600	67,600	67,600	63,858	63,858	63,858

009-020-007-22 2017 Est. T.C.V. PEARSON DEBRA L TRUST
 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
<Site Value A> GROUP A		\$5000			5000	100		5,000
338 Actual Front Feet, 2.60 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-020-007-22 = 5,000

Est. TCV/Total Floor Area = 3.52, Most recent sale 11/18/2013 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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009-020-007-24 2017 Est. T.C.V. PHILLIPS RONALD J
 Property Class: 401 10665 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	379.50	958.43	1.0000	1.0000	40	100		15,180
380 Actual Front Feet, 8.35 Total Acres Total Est. Land Value =								15,180

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	528	35	591
Total Estimated Land Improvements True Cash Value =					591

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls CD Blt 2004

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

Ground Area = Size for Rates = 1326 SF Floor Area = 1326 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.35	-8.13	-0.71	990	47,035
1	Story Siding	Crawl Space	56.35	-8.13	-0.71	336	15,963

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
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(17) Garages

Class:CD Exterior: Pole Foundation: 42 Inch (Unfinished)			
Base Cost	11.51	840	9,668
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 112,479

Notes: 2004 PATRIOT MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost =	101,231
ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 =		65,800

2017 Est. T.C.V. 009-020-007-24 = 81,571

Est. TCV/Total Floor Area = 61.52

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
35,500	35,500	35,500	33,233	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,300	0	299	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,800	40,800	40,800	33,532	33,532	33,532

009-020-007-28 2017 Est. T.C.V. MAJORS LINDSAY & JESSIE
 Property Class: 401 10625 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
296 Actual Front Feet, 2.00 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	8.75	1.00	192	50	840
Shed: Wood Frame	8.27	1.00	250	50	1,033
Total Estimated Land Improvements True Cash Value =					1,873

Cost Est. for Res. Bldg: 1 Single Family 2S Cls CD Blt 2004

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1722 SF Floor Area = 3444 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	86.10	-7.59	-0.43	1722	134,454

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	2	3,950

(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: Wood Stove	1125.00	1	1,125

(16) Deck/Balcony

Treated Wood, Standard	11.92	36	429
Treated Wood, Standard	16.26	20	325
Treated Wood w/Roof, Standard	23.55	73	1,719

County Multiplier = 1.38 => Cost New = 206,299

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 175,354
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 157,819

2017 Est. T.C.V. 009-020-007-28 = 164,692
 Est. TCV/Total Floor Area = 47.82, Most recent sale 10/29/2015 for 144,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
73,100	73,100	73,100	73,100	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,200	0	657	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
82,300	82,300	82,300	73,757	73,757	73,757

009-020-007-30 2017 Est. T.C.V. FENSTEMAKER JAMES & BRENDA J
 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 8 - 17 @\$1900		10.24 Acres			1900	100		19,456
		10.24 Total Acres					Total Est. Land Value =	19,456

2017 Est. T.C.V. 009-020-007-30 = 19,456

Est. TCV/Total Floor Area = 5.65, Most recent sale 11/01/1997 for 10,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,800	10,800	10,800	8,424	0.90		
2017	New Eq.	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,100	0	0	75	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,700	9,700	9,700	8,499	8,499	0	

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009-020-007-36	2017 Est. T.C.V.	DAVID TIMOTHY J & DARRYL A &
Property Class: 401		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		10.07	Acres		1900	100		19,133
		10.07	Total Acres				Total Est. Land Value =	19,133

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.14	1.00	168	90	1,230
	Total Estimated Land Improvements True Cash Value =				1,230

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
Other Additions/Adjustments			Rate			Size	Cost
(9) Foundation							
Foundation Wall: Concrete			7.13			0	0
County Multiplier = 1.38 =>						Cost New =	0
Notes: 1962 10X50 TRL							
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,						Depr.Cost =	0

Separately Depreciated Items:

Unit-in-Place Cost Items:

MOBILE HOME	1.00	1500	1,500
County Multiplier = 1.38 =>		Cost New =	2,070
Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,		Depr.Cost =	1,553
ROOF STRUCT. (SQ FT)	3.97	624	2,477
County Multiplier = 1.38 =>		Cost New =	3,419
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,		Depr.Cost =	1,538
		Total Depreciated Cost =	3,091
ECF (RESIDENTIAL RURAL/ NON SUB)	0.500 =>	TCV of Bldg: 1 =	1,545

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2017 Est. T.C.V. 009-020-007-36	=	21,908			
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	11,935	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	-935	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,000	11,000	11,000	12,042	11,000	0

009-020-007-54	2017 Est. T.C.V.	HOLBROOK BRUCE E TRUST
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 18	-29	@\$2000	29.71	Acres	2000	100		59,420
			29.71	Total Acres			Total Est. Land Value =	59,420

2017 Est. T.C.V. 009-020-007-54 = 59,420

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,700	29,700	29,700	9,939	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	89	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,700	29,700	29,700	10,028	10,028	0	

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009-020-007-72 2017 Est. T.C.V. HOLBROOK BRUCE E TRUST
 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	660.00	0.00	1.0000	0.0000	40	100*		0
Residentia 18 -29 @\$2000		29.67 Acres			2000	100		59,340
* denotes lines that do not contribute to the total acreage calculation.								
660 Actual Front Feet, 29.67 Total Acres Total Est. Land Value =								59,340

2017 Est. T.C.V. 009-020-007-72 = 59,340

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,700	29,700	29,700	10,426	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	93	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,700	29,700	29,700	10,519	10,519	0	

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009-020-007-78	2017 Est. T.C.V.	EMBERTSON DAVID L & LINDA F
Property Class: 401		10603 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			15.290	Acres	2,100	100		32,109
		15.29	Total	Acres	Total	Est.	Land Value =	32,109

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 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C+5 Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 1949 SF Floor Area = 3411 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1.75 Story Siding Basement 92.23 0.00 3.53 1949 186,636

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
WCP (1 Story), Standard 16.03 527 8,448

(17) Garages
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 14.55 1088 15,830
Common Wall: 1 Wall -1300.00 1 -1,300
Automatic Doors 375.00 2 750
Storage area over garage 3.95 725 2,864

County Multiplier = 1.38 => Cost New = 309,242

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 278,318
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 264,402

2017 Est. T.C.V. 009-020-007-78 = 298,886

Est. TCV/Total Floor Area = 87.62, Most recent sale 08/01/2002 for 39,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
141,600	141,600	141,600	120,514	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,800	0	1,084	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
149,400	149,400	149,400	121,598	121,598	121,598	

009-020-007-84	2017 Est. T.C.V.	GLENN SANDRA J
Property Class: 401		10599 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	338.00	672.09	1.0000	1.0000	40	100		13,520
338 Actual Front Feet, 5.21 Total Acres Total Est. Land Value =								13,520

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 624 SF Floor Area = 624 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	54.65	-10.63	0.66	624	27,880

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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(16) Porches

CSEP (1 Story), Standard	22.75	240	5,460
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(16) Deck/Balcony

Treated Wood, Standard	8.08	80	646
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County Multiplier = 1.38 =>	Cost New =	55,258
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,	Depr.Cost =	30,392
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Separately Depreciated Items:

Unit-in-Place Cost Items:

MOBILE HOME	1.00	2500	2,500
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County Multiplier = 1.38 =>	Cost New =	3,450
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,	Depr.Cost =	2,933
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ROOF STRUCT. (SQ FT)	3.97	336	1,334
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County Multiplier = 1.38 =>	Cost New =	1,841
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,	Depr.Cost =	828
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Total Depreciated Cost =	34,153
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ECF (RESIDENTIAL RURAL/ NON SUB)	0.900 => TCV of Bldg: 1 =	30,737
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2017 Est. T.C.V. 009-020-007-84	=	44,257
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Est. TCV/Total Floor Area = 70.92, Most recent sale 10/01/2002 for 43,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
22,000	22,000	22,000	18,324	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	100	0	0	164	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
22,100	22,100	22,100	18,488	18,488	18,488

009-020-007-90 2017 Est. T.C.V. KORTJOHN GEORGE W
 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 8 - 17 @\$1900		10.36	Acres	1900	100			19,684
		10.36	Total Acres				Total Est. Land Value =	19,684

2017 Est. T.C.V. 009-020-007-90 = 19,684

Est. TCV/Total Floor Area = 31.54

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,900	10,900	10,900	5,929	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,100	0	0	53	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,800	9,800	9,800	5,982	5,982	0	

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009-020-007-96 2017 Est. T.C.V. EISEN PAUL C & GRACE A
 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
<Site Value A> GROUP A		\$5000			5000	100		5,000
334 Actual Front Feet, 2.57 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-020-007-96 = 5,000

Est. TCV/Total Floor Area = 8.01, Most recent sale 04/01/2000 for 25,000

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	2,500	

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009-020-007-97	2017 Est. T.C.V.	JIMENEZ RAMIRO & JENNIFER
Property Class: 401		10591 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
338 Actual Front Feet, 2.60 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	480	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1504 SF Floor Area = 1504 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	69.04	0.00	2.11	1504	107,010

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
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(16) Porches

CCP (1 Story), Standard	26.30	128	3,366
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(17) Garages

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

Base Cost	22.65	576	13,046
Common Wall: 1 Wall	-1300.00	1	-1,300

County Multiplier = 1.38 => Cost New = 183,516

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 165,164
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 156,906

2017 Est. T.C.V. 009-020-007-97 = 163,331

Est. TCV/Total Floor Area = 108.60, Most recent sale 11/07/2005 for 204,200

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
77,000	77,000	77,000	67,257	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,700	0	605	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
81,700	81,700	81,700	67,862	67,862	67,862

009-020-007-98 2017 Est. T.C.V. EISEN PAUL C & GRACE A
 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
<Site Value A> GROUP A		\$5000			5000	100		5,000
334 Actual Front Feet, 2.57 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-020-007-98 = 5,000

Est. TCV/Total Floor Area = 3.32, Most recent sale 07/25/2012 for 12,000

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	2,500		

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009-020-007-99 2017 Est. T.C.V. EISEN PAUL C & GRACE A
 Property Class: 401 10579 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
338 Actual Front Feet, 2.60 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	270	94	1,068
Total Estimated Land Improvements True Cash Value =					1,068

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 2001

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1580 SF Floor Area = 1585 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	65.40	0.00	2.01	1580	106,508
0.5	Story Siding	Overhang	17.06	0.00	0.00	10	171

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
Fireplace: Prefab 1 Story	2200.00	1	2,200

(16) Porches

CCP (1 Story), Standard	24.40	159	3,880
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(16) Deck/Balcony

Treated Wood, Standard	6.68	290	1,937
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(17) Carports

Aluminum	7.70	189	1,455
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	19.20	576	11,059
Common Wall: 2 Wall	-2575.00	1	-2,575
Automatic Doors	375.00	2	750
Class:D Exterior: Pole Foundation: 42 Inch (Unfinished)			
Base Cost	18.50	288	5,328
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	14.55	1517	22,072
Automatic Doors	375.00	3	1,125
No Floor Deduction	-3.15	1517	-4,779

County Multiplier = 1.38 => Cost New = 220,788

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 198,709
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 188,774

2017 Est. T.C.V. 009-020-007-99 = 194,842
 Est. TCV/Total Floor Area = 122.93, Most recent sale 05/15/2006 for 205,000
 2016 Assessed MBOR S.E.V. Base for Cap C.P.I.

Parcel Number: 009-020-007-99

Page: 2

	91,800	91,800	91,800	79,383	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,600	0	0	714	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	97,400	97,400	97,400	80,097	80,097	80,097

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009-020-008-00 2017 Est. T.C.V. PEARSON DEBRA L
 Property Class: 101 10919 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		35.00 Acres	3600	100				126,000
AG SW 2014 30 - 65 ACRES		42.62 Acres	3600	100				153,432
77.62 Total Acres Total Est. Land Value =								279,432

2017 Est. T.C.V. 009-020-008-00 = 279,432
 Est. TCV/Total Floor Area = 176.30, Most recent sale 04/09/2009 for 212,500
 2016 Assessed MBOR S.E.V. Base for Cap C.P.I.
 139,700 139,700 139,700 85,594 0.90
 2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 0 0 0 0 770 0
 2017 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
 139,700 139,700 139,700 86,364 86,364 86,364

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Parcel Number: 009-020-008-90

Page: 2

Heating System:No Heating/Cooling							Rate Adj.:0.00	Desc:
Rate	Height-%Adj	Perim.-%Adj	Heat-Adj	Size	CountyMult.	Cost New		
12.20	1.077	1.125	0.00	936	1.38	19,093		
Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/ 50/100/17.5,							Depr.Cost =	3,341
ECF (RESIDENTIAL RURAL/ NON SUB)							1.100 => TCV of Bldg: 1 =	3,675

Total Estimated True Cash Value of Agricultural Buildings = 3,675

2017 Est. T.C.V. 009-020-008-90 = 183,705

Est. TCV/Total Floor Area = 82.01, Most recent sale 06/15/2009 for 80,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,800	75,800	75,800	55,844	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
4,400	11,700	0	4,400	502	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
91,900	91,900	91,900	60,746	60,746	60,746	

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009-020-010-00	2017 Est. T.C.V.	STATE OF MICHIGAN
Property Class: 700		X SEELEY 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	40.00	Acres	2000	100			80,000
		40.00	Total Acres				Total Est. Land Value =	80,000

2017 Est. T.C.V. 009-020-010-00 = 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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009-020-012-00 2017 Est. T.C.V. RODARTE MARY L TRUST
 Property Class: 401 3856 S LA CHANCE 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	1320.00	1531.99	1.0000	1.0000	100	100		132,000
1320 Actual Front Feet, 46.42 Total Acres Total Est. Land Value =								132,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.24	1.00	2800	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	800	0	0
D/W/P: Patio Blocks	8.13	1.00	700	0	0
D/W/P: 3.5 Concrete	3.44	1.00	700	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 10000	10000.00	1.00	1.0	95	9,500
Total Estimated Land Improvements True Cash Value =					9,500

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

(11) Heating System: Electric Baseboard
 Ground Area = Size for Rates = 1720 SF Floor Area = 1720 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 64.64 -8.89 -0.28 1720 95,408

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Stone Veneer 10.25 200 2,050

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(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

(15) Built-Ins & Fireplaces
 Appliance Allowance 1915.00 1 1,915
 Fireplace: Exterior 1 Story 3875.00 1 3,875

(16) Porches
 CCP (1 Story), Standard 31.93 80 2,554

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 17.28 720 12,442
 Automatic Doors 375.00 2 750

County Multiplier = 1.38 => Cost New = 175,452

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 114,044
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 108,342

2017 Est. T.C.V. 009-020-012-00 = 249,842

Est. TCV/Total Floor Area = 145.26, Most recent sale 02/01/2016 for 320,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
121,700	121,700	121,700	112,724	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,200	0	12,176	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
124,900	124,900	124,900	113,738	124,900	124,900	

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009-020-012-80 2017 Est. T.C.V. FENT ANDREW & SAMANTHA
 Property Class: 402 X S LA CHANCE 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
208 Actual Front Feet, 1.71 Total Acres							Total Est. Land Value =	8,000

2017 Est. T.C.V. 009-020-012-80 = 8,000

Est. TCV/Total Floor Area = 4.65, Most recent sale 08/22/2014 for 7,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,800	3,800	3,800	3,800	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	34	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	3,834	3,834	3,834	

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009-020-012-85 2017 Est. T.C.V. FENT ANDREW D & SAMANTHA A
 Property Class: 401 3530 S LA CHANCE 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
208 Actual Front Feet, 0.99 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	306	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 2000

(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	56.24	0.00	0.00	1344	75,587

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
Fireplace: Direct-Vented Gas	925.00	1	925

(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 = 132,106

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 118,895
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 112,950

2017 Est. T.C.V. 009-020-012-85 = 121,900
 Est. TCV/Total Floor Area = 90.70, Most recent sale 06/20/2014 for 109,999

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
57,300	57,300	57,300	53,861	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,700	0	0	484	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
61,000	61,000	61,000	54,345	54,345	54,345

009-020-012-90 2017 Est. T.C.V. DTE GAS COMPANY
 Property Class: 302 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	7000				7000	100		7,000
208 Actual Front Feet, 0.99 Total Acres							Total Est. Land Value =	7,000

2017 Est. T.C.V. 009-020-012-90 = 7,000

Est. TCV/Total Floor Area = 5.21

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	2,206	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	19	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	2,225	2,225	0	

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009-020-013-00 2017 Est. T.C.V. BAKER KYLE J
 Property Class: 401 3732 S LA CHANCE 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	1.88	Acres	5500	100		10,340
1.88 Total Acres Total Est. Land Value =								10,340

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	240	66	507
Total Estimated Land Improvements True Cash Value =					507

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1216 SF Floor Area = 1328 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.19	-8.32	-0.21	768	37,371
1.25	Story Siding	Crawl Space	66.33	-8.32	-0.27	448	25,868

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
 Fireplace: Wood Stove 1125.00 2 2,250

(16) Porches
 WCP (1 Story), Standard 46.31 32 1,482
 WCP (1 Story), Standard 49.94 26 1,298
 WCP (1 Story), Standard 32.60 64 2,086

(16) Deck/Balcony
 Treated Wood,Standard 6.81 192 1,308

(16) Breezeways
 Frame Wall,Finished 27.25 200 5,450

(17) Garages
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 19.75 400 7,900
 Common Wall: 1 Wall -1000.00 1 -1,000
 Mechanical Doors 350.00 2 700

County Multiplier = 1.38 => Cost New = 125,894

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 81,831
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 77,740

2017 Est. T.C.V. 009-020-013-00 = 88,587
 Est. TCV/Total Floor Area = 66.71, Most recent sale 09/18/2014 for 84,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,000	42,000	42,000	39,518	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,300	0	355	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,300	44,300	44,300	39,873	39,873	39,873	

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009-020-014-00 2017 Est. T.C.V. BENDER ROBERT & DYER SEAN P J/T
 Property Class: 401 3876 S LA CHANCE 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	660.00	0.00	1.0000	1.0000	50	100		33,000
Residentia 3 - 7 @\$3000			4.62 Acres		3000	100		13,860
660 Actual Front Feet, 4.62 Total Acres Total Est. Land Value =								46,860

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	96	71	218
Total Estimated Land Improvements True Cash Value =					218

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 968 SF Floor Area = 1106 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	69.30	-8.84	-0.27	552	33,225
1	Story Siding	Crawl Space	59.75	-8.84	-0.21	208	10,546
1	Story Siding	Crawl Space	59.75	-8.84	-0.21	208	10,546

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 CGEP (1 Story), Standard 29.48 240 7,075

(17) Garages
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 11.79 675 7,958

County Multiplier = 1.38 => Cost New = 106,039

Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0, Depr.Cost = 67,865
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 64,471

2017 Est. T.C.V. 009-020-014-00 = 111,549

Est. TCV/Total Floor Area = 100.86, Most recent sale 02/19/2016 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
53,900	53,900	53,900	38,862	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	349	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
55,800	55,800	55,800	39,211	39,211	39,211

009-020-015-00 2017 Est. T.C.V. ROBERTSON MARK A
 Property Class: 401 3806 S LA CHANCE 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	72.00	226.11	1.0000	1.0000	75	100		5,400
50/FF	179.00	226.11	1.0000	1.0000	50	100		8,950
251 Actual Front Feet, 1.30 Total Acres Total Est. Land Value =								14,350

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 1970

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1296 SF Floor Area = 1296 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	56.55	-9.82	-0.21	720	33,494
1	Story Siding	Slab	56.55	-9.82	-0.21	576	26,796

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	3450.00	1	3,450

(16) Porches

CGEP (1 Story), Standard	37.91	128	4,852
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(17) Garages

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

Base Cost	11.79	675	7,958
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 115,114

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 74,824
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 71,083

2017 Est. T.C.V. 009-020-015-00 = 85,908
 Est. TCV/Total Floor Area = 66.29, Most recent sale 08/04/2006 for 90,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,800	40,800	40,800	32,094	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	288	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
43,000	43,000	43,000	32,382	32,382	32,382

009-020-016-00	2017 Est. T.C.V.	TRINKLEIN PAUL A & SUSAN E
Property Class: 401		3800 S LA CHANCE 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 B 150/FF	185.00	579.23	1.0000	1.0000	150	100	CLAM RIVER	27,750
185 Actual Front Feet, 2.46 Total Acres					Total Est.		Land Value =	27,750

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	971	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+10 Blt 1960

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1305 SF Floor Area = 1305 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	70.57	0.00	0.00	1305	92,094

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

Basement Recreation Finish	11.45	675	7,729
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	7.38	162	1,196
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(17) Garages

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

Base Cost	14.18	851	12,067
Storage area over garage	3.85	400	1,540

County Multiplier = 1.38 => Cost New = 174,895

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 139,916

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	6.59	320	2,109
County Multiplier = 1.38 =>		Cost New =	2,910
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Depr.Cost =	2,765

Total Depreciated Cost = 142,680

ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 135,546

Cost Est. for Res. Bldg: 2 Single Family 1S Cls C Blt 0

Parcel Number: 009-020-016-00

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(11) Heating System: Space Heater
Ground Area = Size for Rates = 380 SF Floor Area = 380 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	85.35	-14.38	0.00	380	26,969

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing Average Fixture(s)	760.00	1	760
(15) Built-Ins & Fireplaces Appliance Allowance	1915.00	1	1,915
County Multiplier = 1.38 =>		Cost New =	40,908
Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,		Depr.Cost =	28,636
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 =>	TCV of Bldg: 2 =		27,204

2017 Est. T.C.V. 009-020-016-00 = 192,875
Est. TCV/Total Floor Area = 114.47, Most recent sale 05/15/2010 for 150,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
91,600	91,600	91,600	75,484	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,800	0	0	679	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
96,400	96,400	96,400	76,163	76,163	76,163

Draft Record Card - Printed before March Board of Review

009-020-017-00 2017 Est. T.C.V. THOMAS ROGER & CHARLEEN
 Property Class: 401 3820 S LA CHANCE 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 I> RIVER SITE					35000	100		35,000
Residentia 66 - 120	\$2200	49.66 Acres			2200	100		109,252
1320 Actual Front Feet, 49.66 Total Acres Total Est. Land Value =								144,252

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	240	0	0
D/W/P: Asphalt Paving	1.61	1.00	5000	0	0
Shed: Wood Frame	12.88	1.00	56	50	361
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 =					9,861

Cost Est. for Res. Bldg: 1 Single Family 1S C1s C+5 Blt 1970

(11) Heating System: Electric Baseboard
 Ground Area = Size for Rates = 1184 SF Floor Area = 1296 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	68.44	0.00	-0.28	800	54,528
1	Story Siding	Crawl Space	68.44	-9.82	-0.28	384	22,403
1	Story Siding	Overhang	37.86	0.00	0.00	112	4,240

Other Additions/Adjustments Rate Size Cost

(1) Exterior **Draft Record Card - Printed before March Board of Review**
 Stone Veneer 10.25 784 8,036

(9) Basement Finish
 Basement Living Finish 17.25 500 8,625
 Walk out Basement Door(s) 775.00 2 1,550

(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
 Fireplace: Wood Stove 1350.00 1 1,350

(16) Porches
 CGEP (1 Story), Standard 42.74 112 4,787
 WCP (1 Story), Standard 31.33 78 2,444
 WCP (1 Story), Standard 31.33 78 2,444

(17) Garages
 Class:C Exterior: Brick Foundation: 42 Inch (Finished)
 Base Cost 19.00 1152 21,888
 Common Wall: 1 Wall -2275.00 1 -2,275
 Automatic Doors 375.00 2 750
 Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 9.30 1500 13,950
 Mechanical Doors 325.00 3 975

Parcel Number: 009-020-017-00	Page: 2
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County Multiplier = 1.38 =>	Cost New =	220,530
Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,	Depr.Cost =	165,397

Separately Depreciated Items:

Local Cost Items:

GENERATOR	1500.00	1	1,500
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,	Depr.Cost =		1,425
	Total Depreciated Cost =		166,822
ECF (RESIDENTIAL RURAL/ NON SUB)	0.950 => TCV of Bldg: 1 =		158,481

2017 Est. T.C.V. 009-020-017-00	=	312,594				
Est. TCV/Total Floor Area = 241.20, Most recent sale 11/01/2002 for 270,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
137,600	137,600	137,600	114,095	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,700	0	0	1,026	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
156,300	156,300	156,300	115,121	115,121	115,121	

Draft Record Card - Printed before March Board of Review

009-020-019-00 2017 Est. T.C.V. HOLBROOK JANET K
 Property Class: 402 S LA CHANCE 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	468.91	516.50	1.0000	1.0000	65	100		30,479
469 Actual Front Feet, 5.56 Total Acres Total Est. Land Value =								30,479

2017 Est. T.C.V. 009-020-019-00 = 30,479

Est. TCV/Total Floor Area = 23.52

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,200	15,200	15,200	4,322	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	38	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,200	15,200	15,200	4,360	4,360	0	

Draft Record Card - Printed before March Board of Review

009-020-021-00	2017 Est. T.C.V.	SCHOLTEN PHIL LIVING TRUST &
Property Class: 401		3840 S LA CHANCE 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 I> RIVER SITE					35000	100		35,000
Residentia LTDACCESS@\$1200	5.56 Acres		1200		1200	100		6,672
319 Actual Front Feet, 5.56 Total Acres Total Est. Land Value =								41,672

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Brick on Sand	11.28	1.00	1200	0	0
D/W/P: 4in Ren. Conc.	5.31	1.00	1200	0	0
Shed: Wood Frame	14.13	1.00	120	50	848
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
OUTDOOR FURNACE	2500.00	1.00	1.0	95	2,375
LAND IMPROVE 10000	10000.00	1.00	1.0	95	9,500
Total Estimated Land Improvements True Cash Value =					12,723

Cost Est. for Res. Bldg: 1 Single Family 1S Cls BC Blt 1997

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2674 SF Floor Area = 2674 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	70.23	0.00	1.85	2674	192,742

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	1025.00	1	1,025

(13) Plumbing

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Average Fixture(s)	Rate	Size	Cost
3 Fixture Bath	1120.00	1	1,120
3 Fixture Bath	3525.00	2	7,050

(14) Water/Sewer

Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 1 Story	4100.00	1	4,100

(16) Porches

CCP (1 Story), Standard	35.10	78	2,738
CCP (1 Story), Standard	40.24	54	2,173

(17) Garages

Class:BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	20.95	1144	23,967
Common Wall: 1.5 Wall	-2150.00	1	-2,150
Automatic Doors	425.00	2	850
Storage area over garage	4.50	600	2,700
Class:BC Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	12.19	2304	28,086
Automatic Doors	425.00	2	850

County Multiplier = 1.38 => Cost New = 378,755

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 340,880
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 323,836

2017 Est. T.C.V. 009-020-021-00 = 378,231
Est. TCV/Total Floor Area = 141.45, Most recent sale 07/26/2006 for 289,500
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.

Parcel Number: 009-020-021-00

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	173,600	173,600	173,600	150,920	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,500	0	0	1,358	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	189,100	189,100	189,100	152,278	152,278	152,278

Draft Record Card - Printed before March Board of Review

009-020-022-00 2017 Est. T.C.V. STAGG JOSEPH
 Property Class: 401 3890 S LA CHANCE 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	585.00	98.29	1.0000	1.0000	65	100		38,025
585 Actual Front Feet, 1.32 Total Acres Total Est. Land Value =								38,025

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 936 SF Floor Area = 1170 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	69.79	0.00	0.00	936	65,323

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

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

(16) Deck/Balcony

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Treated Wood, Standard	6.51	260	1,693
Treated Wood, Standard	6.75	200	1,350
Wood Balcony	15.00	40	600

(17) Garages

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

Base Cost	16.80	576	9,677
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 127,695

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 89,387

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.25	468	5,265
County Multiplier = 1.38 =>			Cost New = 7,266
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Depr.Cost = 3,633

Total Depreciated Cost = 93,020

ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 88,369

2017 Est. T.C.V. 009-020-022-00 = 126,394

Est. TCV/Total Floor Area = 108.03, Most recent sale 06/17/2013 for 120,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
60,600	60,600	60,600	54,620	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,600	0	0	491	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
63,200	63,200	63,200	55,111	55,111	55,111

009-020-023-00 2017 Est. T.C.V. ROBERTSON ROBIN K
 Property Class: 401 3914 S LA CHANCE 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	100.00	215.00	1.0000	1.0000	100	100		10,000
100 Actual Front Feet, 0.49 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	600	71	1,465
Shed: Wood Frame	11.06	1.00	120	50	663
Total Estimated Land Improvements True Cash Value =					2,128

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 840 SF Floor Area = 1260 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.5 Story Siding Basement 88.61 0.00 -0.40 840 74,096

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Brick Veneer 8.25 344 2,838
 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

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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
 Fireplace: Interior 1 Story 3250.00 1 3,250

(16) Deck/Balcony
 Treated Wood,Standard 6.47 384 2,484
 Treated Wood,Standard 14.72 24 353

(17) Carports
 Fiberglass 6.75 300 2,025

County Multiplier = 1.38 => Cost New = 132,317

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 86,006

Separately Depreciated Items:

(9) Basement Finish
 Basement Recreation Finish 11.45 630 7,214
 County Multiplier = 1.38 => Cost New = 9,955
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 4,977

ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 86,434

2017 Est. T.C.V. 009-020-023-00 = 98,562

Est. TCV/Total Floor Area = 78.22

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
46,700	46,700	46,700	38,514	0.90

Parcel Number: 009-020-023-00

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2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,600	0	0	346	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	49,300	49,300	49,300	38,860	38,860	38,860

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009-020-024-00	2017 Est. T.C.V.	WESTDORP TIM
Property Class: 401		3934 S LA CHANCE 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 I> RIVER SITE					35000	100		35,000
248 Actual Front Feet, 2.25 Total Acres Total Est. Land Value =								35,000

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 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+10 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 952 SF Floor Area = 1190 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Cedar Logs	Basement	95.50	0.00	2.67	952	93,458

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

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

(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	2085.00	1	3,085

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(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Direct-Vented Gas	1200.00	1	1,200

(16) Deck/Balcony			
Treated Wood w/Roof,Standard	17.95	204	3,662

(17) Garages			
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.30	1200	11,160
Mechanical Doors	325.00	1	325
No Floor Deduction	-3.00	1200	-3,600

County Multiplier = 1.38 => Cost New = 159,307

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 143,376

Separately Depreciated Items:

(9) Basement Finish			
Basement Recreation Finish	11.45	476	5,450
County Multiplier = 1.38 =>			Cost New = 7,521
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Depr.Cost = 3,761

(16) Deck/Balcony			
Treated Wood,Standard	6.73	272	1,831
County Multiplier = 1.38 =>			Cost New = 2,526
Phy/Ab.Phy/Func/Econ/Comb.%Good= 61/100/100/100/61.0,			Depr.Cost = 1,541

Total Depreciated Cost = 148,678

ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 141,244

Parcel Number: 009-020-024-00

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2017 Est. T.C.V. 009-020-024-00				=	178,619	
Est. TCV/Total Floor Area = 150.10, Most recent sale 08/01/2002 for 57,500						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
82,600	82,600	82,600	69,442	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,700	0	0	624	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,300	89,300	89,300	70,066	70,066	0	

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009-020-024-25 2017 Est. T.C.V. BONVENTRE JOSEPH M & JOYCE A
 Property Class: 401 3954 S LA CHANCE 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 I> RIVER SITE					35000	100		35,000
382 Actual Front Feet, 2.60 Total Acres							Total Est. Land Value =	35,000

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	1488	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1956

(11) Heating System: Electric Baseboard
 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	60.68	-8.59	-0.26	896	46,440
1	Story Siding	Slab	60.68	-10.52	-0.26	448	22,355
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
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Porches

CCP (1 Story), Standard	27.17	120	3,260
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	19.47	560	10,903
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 132,644

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 79,586
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 71,627

2017 Est. T.C.V. 009-020-024-25 = 108,052

Est. TCV/Total Floor Area = 80.40

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
51,300	51,300	51,300	42,800	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	0	385	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
54,000	54,000	54,000	43,185	43,185	0

009-020-025-00	2017 Est. T.C.V.	RIMATZKI DONALD & JANE
Property Class: 401		3926 S LA CHANCE 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 I> RIVER SITE					35000	100		35,000
466 Actual Front Feet, 3.87 Total Acres Total Est. Land Value =								35,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.44	1.00	240	71	1,268
Total Estimated Land Improvements True Cash Value =					1,268

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 860 SF Floor Area = 860 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	50.16	-8.78	-1.89	860	33,961

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 1,235.00 1 1,235

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(16) Deck/Balcony
Treated Wood,Standard 6.74 168 1,132
Treated Wood,Standard 6.38 224 1,429

(17) Garages
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 18.05 440 7,942
Mechanical Doors 325.00 1 325

County Multiplier = 1.38 => Cost New = 70,166

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 42,100
ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 37,890

2017 Est. T.C.V. 009-020-025-00 = 74,158

Est. TCV/Total Floor Area = 86.23, Most recent sale 10/01/2002 for 60,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,400	34,400	34,400	30,061	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,700	0	270	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,100	37,100	37,100	30,331	30,331	0	

009-020-025-80	2017 Est. T.C.V.	SCHOLTEN PHILIP J TRUST &
Property Class: 401		3920 S LA CHANCE 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 I> RIVER SITE					35000	100		35,000
316 Actual Front Feet, 3.05 Total Acres Total Est. Land Value =								35,000

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	432	0	0
Shed: Wood Frame	12.07	1.00	80	94	908

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					1,858

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1983

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 981 SF Floor Area = 1374 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	81.60	-9.34	1.58	672	49,620
1.25	Story Siding	Crawl Space	73.71	-9.34	1.33	228	14,980
1	Story Siding	Crawl Space	64.10	-9.34	1.05	81	4,521

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, 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

WCP (1 Story), Standard	48.28	32	1,545
WPP, Standard	8.99	333	2,994

(16) Deck/Balcony

Roof Cover Only, Standard	11.50	164	1,886
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(17) Garages

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

Base Cost	17.55	576	10,109
Mechanical Doors	350.00	1	350

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

Base Cost	14.43	384	5,541
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 141,768

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 106,326

ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 101,010

2017 Est. T.C.V. 009-020-025-80 = 137,868

Est. TCV/Total Floor Area = 100.34, Most recent sale 07/28/2016 for 137,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
60,900	60,900	60,900	53,804	0.90

2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses

Parcel Number: 009-020-025-80

Page: 2

1,200	6,800	0	1,200	13,896	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,900	68,900	68,900	55,488	68,900	0

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009-020-025-90 2017 Est. T.C.V. RIMATZKI, DONALD & JANE
 Property Class: 402 S LA CHANCE 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 B 150/FF	101.90	829.31	1.0000	1.0000	150	100		15,285
102 Actual Front Feet, 1.94 Total Acres Total Est. Land Value =								15,285

2017 Est. T.C.V. 009-020-025-90 = 15,285

Est. TCV/Total Floor Area = 11.12, Most recent sale 12/23/2004 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
7,600	7,600	7,600	7,600	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
7,600	7,600	7,600	7,668	7,600	0

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009-021-001-00 2017 Est. T.C.V. GALLUP DIANA
 Property Class: 401 9021 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	30.35	Acres	2000	100			60,700
30.35 Total Acres Total Est. Land Value =								60,700

Land Improvement Cost Estimates
 Land Improvment Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	6.45	1.00	960	50	3,096
Shed: Wood Frame	6.45	1.00	600	50	1,935
Total Estimated Land Improvements True Cash Value =					5,031

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

(11) Heating System: Forced Air w/ 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	Piers	45.67	-11.25	0.66	1352	47,428

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: Wood Stove	950.00	1	950

(16) Deck/Balcony

Roof Cover Only, Standard	10.00	192	1,920
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County Multiplier = 1.38 => Cost New = 81,217

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 69,035
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 44,873

2017 Est. T.C.V. 009-021-001-00 = 110,604

Est. TCV/Total Floor Area = 81.81, Most recent sale 08/01/1996 for 20,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
45,400	45,400	45,400	42,901	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
3,400	6,500	0	3,400	386	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
55,300	55,300	55,300	46,687	46,687	46,687

009-021-001-30	2017 Est. T.C.V.	RICHARDS JAMES A (Deceased 6-09)
Property Class: 402		
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		10.03	Acres	1900	100			19,057
		10.03	Total Acres				Total Est. Land Value =	19,057

2017 Est. T.C.V.	009-021-001-30	=	19,057
Est. TCV/Total Floor Area = 14.10, Most recent sale 01/16/2009 for 4,000			
2016 Assessed	MBOR	S.E.V.	Base for Cap
10,500	10,500	10,500	9,680
			C.P.I. 0.90
2017	New Eq. Adjustment	Loss	Additions
	0	-1,000	0
		0	Tax Adjustment -180
			Losses 0
2017 Assessed	MBOR	S.E.V.	Capped
9,500	9,500	9,500	9,767
			->Taxable<-
			PRE/MBT 0

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009-021-001-40	2017 Est. T.C.V.	AUGER DALE O SR & MARY J LE
Property Class: 401		9145 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 B> SITE 7000					7000	100		7,000
150 Actual Front Feet, 0.69 Total Acres					Total Est.		Land Value =	7,000

< 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
Addition/Crawl	37.50	248	9,300

(2) Skirting				
Metal Enamel		5.70	168	958

(9) Foundation				
Foundation Wall: Concrete		6.92	0	0

(13) Plumbing				
Average Fixture(s)		530.00	1	530
3 Fixture Bath		1590.00	1	1,590

(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		1,235.00	1	1,235

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(17) Garages				
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		14.67	864	12,675

County Multiplier = 1.38 => Cost New = 84,997

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 29,749
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 14,874

2017 Est. T.C.V. 009-021-001-40 = 21,874

Est. TCV/Total Floor Area = 17.81

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	-700	0	0	-700	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,900	10,900	10,900	11,704	10,900	10,900	

009-021-001-50 2017 Est. T.C.V. LEEUW SHAWN P & AMANDA S
 Property Class: 401 9041 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 B> SITE 7000					7000	100		7,000
160 Actual Front Feet, 0.81 Total Acres					Total Est.		Land Value =	7,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	7.77	1.00	80	50	311
Total Estimated Land Improvements True Cash Value =					311

Cost Est. for Res. Bldg: 1 Single Family MANU-NATIONAL Cls D Blt 1986

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	48.63	-12.26	0.66	986	36,512

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, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2720.00	1	2,720

(15) Built-Ins & Fireplaces

Appliance Allowance	1,235.00	1	1,235
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County Multiplier = 1.38 => Cost New = 61,019

Notes: HUD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 42,713
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.550 => TCV of Bldg: 1 = 23,492

2017 Est. T.C.V. 009-021-001-50 = 30,803

Est. TCV/Total Floor Area = 31.24, Most recent sale 03/01/2015 for 30,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,200	13,200	13,200	13,200	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,200	0	118	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,400	15,400	15,400	13,318	13,318	13,318	

009-021-001-52 2017 Est. T.C.V. STEINACKER SANDRA LOUISE
 Property Class: 401 9039 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	330.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 2.50 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	6.45	1.00	960	50	3,096
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 =					4,036

Cost Est. for Res. Bldg: 1 Single Family MANU-NATIONAL Cls D Blt 1999

(11) Heating System: Forced Air w/o 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	0.00	1216	42,524

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(17) Carports

Comp.Shingle	7.50	384	2,880
Comp.Shingle	7.50	384	2,880

(17) Garages

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

Base Cost	21.35	384	8,198
Automatic Doors	350.00	1	350
No Floor Deduction	-3.00	384	-1,152

County Multiplier = 1.38 => Cost New = 87,471

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 74,351
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.550 => TCV of Bldg: 1 = 40,893

2017 Est. T.C.V. 009-021-001-52 = 58,129

Est. TCV/Total Floor Area = 47.80, Most recent sale 03/01/1999 for 20,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,700	24,700	24,700	21,564	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,400	0	194	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,100	29,100	29,100	21,758	21,758	21,758	

009-021-001-55 2017 Est. T.C.V. STEINACKER TED L
 Property Class: 401 9045 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	570.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 4.32 Total Acres Total Est. Land Value =								13,200

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 MANU-BOCA/STATE Cls D+5 Blt 2003

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 951 SF Floor Area = 951 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	51.49	-13.00	0.69	951	37,260

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

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(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	6.21	264	1,639
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County Multiplier = 1.38 => Cost New = 62,037

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 55,834
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 36,292

2017 Est. T.C.V. 009-021-001-55 = 50,442

Est. TCV/Total Floor Area = 53.04, Most recent sale 02/24/2005 for 4,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
21,800	21,800	21,800	16,772	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
700	2,700	0	700	150	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,200	25,200	25,200	17,622	17,622	17,622	

009-021-001-58 2017 Est. T.C.V. WILDS WAYNE A
 Property Class: 401 9055 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			2.580 Acres		4,682	100		12,080
		2.58	Total Acres		Total Est.		Land Value =	12,080

< 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	Comp.Shingle	33.88	1.24	-6	1120	37,058

Other Additions/Adjustments Rate Size Cost

(2) Skirting							
Metal Enamel			5.70			188	1,072

(9) Foundation							
Foundation Wall: Concrete			6.92			0	0

(13) Plumbing							
Average Fixture(s)				530.00		1	530
2 Fixture Bath				1060.00		1	1,060

(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			1,235.00			1	1,235

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County Multiplier = 1.38 => Cost New = 62,444

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 34,344
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 17,172

2017 Est. T.C.V. 009-021-001-58 = 29,252
 Est. TCV/Total Floor Area = 26.12, Most recent sale 03/30/2007 for 15,300

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,400	15,400	15,400	13,640	0.90		
2017	New Eq.	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-800		0	0	122	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,600	14,600	14,600	13,762	13,762		0

009-021-001-60 2017 Est. T.C.V. BYARD FRANCES J
 Property Class: 401 9199 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	887.04	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 6.72 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: 4in Ren. Conc.	3.78	1.00	252	94	895
Shed: Wood Frame	10.75	1.00	80	94	808
Shed: Wood Frame	11.95	1.00	36	94	404
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 =					3,078

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

(11) Heating System: Electric Baseboard
 Ground Area = Size for Rates = 1650 SF Floor Area = 1650 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 54.42 -7.68 -0.21 1650 76,775

Other Additions/Adjustments Rate Size Cost

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

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(14) Water/Sewer
 Well, 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
 WCP (1 Story), Standard 26.86 108 2,901

(16) Deck/Balcony
 Treated Wood,Standard 6.31 312 1,969

(17) Garages
 Class:CD Exterior: Pole Foundation: 42 Inch (Unfinished)
 Base Cost 10.46 1568 16,401
 Automatic Doors 375.00 2 750
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 17.09 676 11,553
 Common Wall: 1 Wall -1225.00 1 -1,225
 Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 164,169
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 155,961

Separately Depreciated Items:

Unit-in-Place Cost Items:
 ROOF STRUCT. (SQ FT) 3.97 72 286
 County Multiplier = 1.38 => Cost New = 394
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 391

Parcel Number: 009-021-001-60

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			Total Depreciated Cost =		156,351
ECF (RESIDENTIAL RURAL/ NON SUB)		0.950 =>	TCV of Bldg: 1 =		148,534

2017 Est. T.C.V. 009-021-001-60					=	164,812
Est. TCV/Total Floor Area = 99.89, Most recent sale 07/01/2005 for 0						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
78,000	78,000	78,000	65,536	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,400	0	0	589	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
82,400	82,400	82,400	66,125	66,125	66,125	

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009-021-001-80 2017 Est. T.C.V. MORELLO JASON
 Property Class: 401 9099 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		10.98 Acres		1900	100			20,862
		10.98 Total Acres					Total Est. Land Value =	20,862

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.24	1.00	160	45	594
					Total Estimated Land Improvements True Cash Value = 594

< Cost Estimates for Res. Building: 1 Mobile Home Class: Low Quality >
 (11) Heating System: Forced Warm Air

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Comp.Shingle	28.12	1.21	0	924	27,101

Other Additions/Adjustments Rate Size Cost

(9) Foundation
 Foundation Wall: Concrete 7.13 0 0

(14) Water/Sewer
 Well, 50 Feet 1575.00 1 1,575
 1000 Gal Septic 2720.00 1 2,720

County Multiplier = 1.38 => Cost New = 43,326

Phy/Ab.Phy/Func/Econ/Comb.%Good= 25/100/100/100/35.0, Depr.Cost = 15,164
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 7,582
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Cost Est. for Res. Bldg: 2 Single Family 1S Cls D Blt 1960

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 750 SF Floor Area = 750 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	51.96	0.00	0.66	750	39,465

Other Additions/Adjustments Rate Size Cost

County Multiplier = 1.38 => Cost New = 54,462

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 32,677
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 2 = 29,409
 20 % Completed => Est. True Cash Value 2017 = 5,882

2017 Est. T.C.V. 009-021-001-80 = 34,920

Est. TCV/Total Floor Area = 20.86, Most recent sale 03/08/2005 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
18,900	18,900	18,900	16,749	0.90		
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,400	0	0	150	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,500	17,500	17,500	16,899	16,899	0	

009-021-001-90 2017 Est. T.C.V. BRAINARD DALE
 Property Class: 401 9171 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		10.30	Acres		1900	100		19,570
		10.30	Total Acres				Total Est. Land Value =	19,570

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	6.45	1.00	468	50	1,509
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.2	95	190
Total Estimated Land Improvements True Cash Value =					1,699

Cost Est. for Res. Bldg: 1 Single Family MANU-NATIONAL Cls D Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1056 SF Floor Area = 1056 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	47.93	-12.03	0.66	1056	38,607

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

WSEP (1 Story), Shallow	17.07	324	5,531
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(17) Garages

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

Base Cost	14.43	384	5,541
No Floor Deduction	-3.00	384	-1,152

County Multiplier = 1.38 => Cost New = 75,323

Notes: HUD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 79/100/100/100/79.0, Depr.Cost = 59,505
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.550 => TCV of Bldg: 1 = 32,728

2017 Est. T.C.V. 009-021-001-90 = 53,997

Est. TCV/Total Floor Area = 51.13

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,900	22,900	22,900	20,762	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,100	0	186	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,000	27,000	27,000	20,948	20,948	20,948	

009-021-003-00 2017 Est. T.C.V. MILLER DALE
 Property Class: 401 9291 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		11.68	Acres	1900	100			22,192
		11.68	Total Acres				Total Est. Land Value =	22,192

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1301 SF Floor Area = 1301 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.17	-9.12	0.00	1301	71,620

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

Appliance Allowance 1915.00 1 1,915

(16) Porches

CGEP (1 Story), Standard 44.51 104 4,629

(16) Deck/Balcony

Roof Cover Only, Standard 15.55 72 1,120

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(17) Garages

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

Base Cost 10.13 1620 16,411
 Mechanical Doors 350.00 2 700

County Multiplier = 1.38 => Cost New = 140,504

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 91,327
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 86,761

2017 Est. T.C.V. 009-021-003-00 = 108,953

Est. TCV/Total Floor Area = 83.75, Most recent sale 01/24/2001 for 53,100

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,100	53,100	53,100	26,584	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	0	239	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,500	54,500	54,500	26,823	26,823	26,823	

009-021-004-00 2017 Est. T.C.V. TRUMBLE JEFFREY R
 Property Class: 401 9251 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 C>	.50	-1.0	AC	M/L	8000	100		8,000
132 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								8,000

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 768 SF Floor Area = 768 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	51.65	-9.05	-1.89	768	31,265

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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County Multiplier = 1.38 => Cost New = 51,502

Phy/Ab.Phy/Func/Econ/Comb.%Good= 68/100/100/100/68.0, Depr.Cost = 35,021
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 33,270

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2017 Est. T.C.V. 009-021-004-00							41,270
Est. TCV/Total Floor Area = 53.74							
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
19,400	19,400	19,400	15,943	0.90			
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,200	0	0	143	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,600	20,600	20,600	16,086	16,086	0		

009-021-004-50 2017 Est. T.C.V. TRUMBLE JEFFREY R
 Property Class: 401 9271 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 C>	.50	-1.0	AC	M/L	8000	100		8,000
132 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								8,000

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D Blt 1985

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1760 SF Floor Area = 1760 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	43.67	-7.22	0.66	1248	46,313
1	Story Siding	Crawl Space	43.67	-7.22	0.66	512	19,000

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, 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 ^{9,611} ⁸⁶⁰ ^{8,226}

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County Multiplier = 1.38 => Cost New = 112,738

Notes: 1985 MONTERAY MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 78,917
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 51,296

2017 Est. T.C.V. 009-021-004-50 = 59,296

Est. TCV/Total Floor Area = 33.69

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,300	25,300	25,300	24,252	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,300	0	0	218	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,600	29,600	29,600	24,470	24,470	24,470	

009-021-005-00 2017 Est. T.C.V. MCGINNIS JOY (L/E ETAL)
 Property Class: 401 9391 W KELLY RD X 100
 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		11.39 Acres	1900	100				21,641
		11.39 Total Acres					Total Est. Land Value =	21,641

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	0	0
Fencing: Wire Mesh, #9	1.87	1.00	600	0	0
Shed: Wood Frame	7.23	1.00	864	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 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1350 SF Floor Area = 1350 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	56.20	0.00	0.00	810	45,522
1	Story Siding	Crawl Space	56.20	-8.09	0.00	540	25,979

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
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(16) Porches

WCP (1 Story), Standard	19.54	240	4,690
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(16) Deck/Balcony

Treated Wood, Standard	6.35	300	1,905
Treated Wood, Standard	10.15	48	487

(17) Garages

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 = 131,554

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 85,510
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 81,234

Ag. Bld 1 0, 4 Wall Barn, General Purpose Class:D,Frame Quality:Average

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

Rate	Height-%Adj	Perim.-%Adj	Heat-Adj	Size	CountyMult.	Cost New
16.80	1.269	1.200	0.00	720	1.38	25,419

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/ 50/100/17.5, Depr.Cost = 4,448
 ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 4,893

Total Estimated True Cash Value of Agricultural Buildings = 4,893

Parcel Number: 009-021-005-00

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2017 Est. T.C.V. 009-021-005-00		=	108,718			
Est. TCV/Total Floor Area = 80.53						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,000	53,000	53,000	47,398	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,400	0	0	426	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,400	54,400	54,400	47,824	47,824	47,824	

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009-021-006-00 2017 Est. T.C.V. MCGINNIS JOY (L/E ETAL)
 Property Class: 402 W KELLY 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
40/FF	275.00	541.73	1.0000	1.0000	40	100		11,000
275 Actual Front Feet, 3.42 Total Acres Total Est. Land Value =								11,000

2017 Est. T.C.V. 009-021-006-00 = 11,000

Est. TCV/Total Floor Area = 8.15

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,500	5,500	5,500	3,843	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	34	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,500	5,500	5,500	3,877	3,877	0	

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009-021-007-00 2017 Est. T.C.V. JACOBS GARRY V
 Property Class: 401 9485 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 3 - 7 @\$3000			3.26 Acres		3000	100		9,780
			3.26 Total Acres				Total Est. Land Value =	9,780

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

(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	Crawl Space	45.71	-7.77	0.66	1344	51,878

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(17) Garages

Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	15.45	624	9,641

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County Multiplier = 1.38 => Cost New = 93,529

Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0, Depr.Cost = 80,245
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 76,232

2017 Est. T.C.V. 009-021-007-00 = 86,012

Est. TCV/Total Floor Area = 64.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,700	40,700	40,700	35,360	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	0	318	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,000	43,000	43,000	35,678	35,678	35,678	

009-021-008-00 2017 Est. T.C.V. RICHARDS BRIAN & FOSTER JULIE &
Property Class: 401 9391 W KELLY RD X 351
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	293.00	1175.97	1.0000	1.0000	40	100		11,720
293 Actual Front Feet, 7.91 Total Acres Total Est. Land Value =								11,720

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D Blt 0

(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 Piers 44.54 -10.83 0.66 1560 53,617

Other Additions/Adjustments	Rate	Size	Cost
(14) Water/Sewer			
Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2720.00	1	2,720

County Multiplier = 1.38 => Cost New = 79,919

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 47,951
ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 31,168

2017 Est. T.C.V. 009-021-008-00 = 42,888

Est. TCV/Total Floor Area = 27.49, Most recent sale 03/14/2008 for 15,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
19,000	19,000	19,000	10,296	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,400	0	0	82	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBI
21,400	21,400	21,400	10,388	10,388	0

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009-021-009-00 2017 Est. T.C.V. RICHARDS JEFFREY J
 Property Class: 401 9391 W KELLY RD X 451
 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			10.020	Acres	2,100	100		21,042
	10.02	Total Acres			Total Est.		Land Value =	21,042

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.23	1.00	1200	50	4,338
Gazebo(s): Standard	1800.00	1.00	1	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 =					5,288

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

(11) Heating System: Wall/Floor Furnace

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.89	0.00	-1.63	1040	59,550

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CPP, Standard	30.25	20	605
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County Multiplier = 1.38 => Cost New = 92,005

Lump Sum Item(s):

FV 1200 SQ FT BARN	1.00	3700.0	3,700
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 57,423
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 51,681

Ag. Bld 1 2015, 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.
4.00 1.000 1.122 0.00 1280	1.38	Cost New
		7,928
Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0,	Depr.Cost =	7,769
ECF (RESIDENTIAL RURAL/ NON SUB)	1.100 => TCV of Bldg: 1 =	8,546

Ag. Bld 2 2011, 4 Wall Quonset, Utility	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.
5.60 1.000 1.034 0.00 1680	1.38	Cost New
		13,424
Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0,	Depr.Cost =	11,545
ECF (RESIDENTIAL RURAL/ NON SUB)	1.100 => TCV of Bldg: 2 =	12,700

Total Estimated True Cash Value of Agricultural Buildings = 21,246

2017 Est. T.C.V. 009-021-009-00 = 99,257

Parcel Number: 009-021-009-00

Page: 2

Est. TCV/Total Floor Area = 95.44, Most recent sale 02/05/2004 for 115,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
43,500	43,500	43,500	36,339	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	9,500	-3,400	0	9,500	327	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,600	49,600	49,600	46,166	46,166	46,166	

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009-021-010-00	2017 Est. T.C.V.	RICHARDS BRIAN & FOSTER JULIE
Property Class: 401		9391 W KELLY RD X 400
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		10.01	Acres		1900	100		19,019
		10.01	Total Acres				Total Est. Land Value =	19,019

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 MANU-BOCA/STATE Cls D Blt 1997

(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
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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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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County Multiplier = 1.38 => Cost New = 70,423

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 59,859
 ECF (201C COMMERCIAL GROUP C) 0.650 => TCV of Bldg: 1 = 38,909

Ag. Bld 1 2013, 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
4.00	1.000	1.023	0.00	2220	1.38	12,536

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 11,533
 ECF (201C COMMERCIAL GROUP C) 1.100 => TCV of Bldg: 1 = 12,687

Total Estimated True Cash Value of Agricultural Buildings = 12,687

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

Description of Occupancy: NORTH BLDG

Costs are taken from the Shed, Arch Rib cost schedules.

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

Class: C Quality: Low Cost Percent Adj: +100

Base Rate for Upper Floors = 0.00

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 1.60 100%

Misc. Rate Adj.(for upper flrs): CAL 164 + HEAT ADJ Cost/Sq.Ft.: 10.90

Adjusted Square Foot Cost for Upper Floors = 12.50

1 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 0 Height per Story Multiplier: 0.960

Parcel Number: 009-021-010-00 Page: 2

Ave. Floor Area: 4,000 Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 12.00

County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 17.040

Total Floor Area: 4,000 Base Cost New of Upper Floors = 68,160
Reproduction/Replacement Cost = 68,160
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 86 /100/100/100/86.0
Total Depreciated Cost = 58,618

ECF (201C COMMERCIAL GROUP C) 0.800 => TCV of Bldg: 1 = 46,894
Replacement Cost/Floor Area= 17.04 Est. TCV/Floor Area= 11.72

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2011
Description of Occupancy: MAIN BLDG, SOUTH, RED ROOF

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

Base Rate for Upper Floors = 9.75

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 9.75

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 14 Height per Story Multiplier: 1.080
Ave. Floor Area: 4,000 Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 10.53

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 14.531

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Total Floor Area: 4,000 Base Cost New of Upper Floors = 58,126
Reproduction/Replacement Cost = 58,126
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
Total Depreciated Cost = 47,663

ECF (201C COMMERCIAL GROUP C) 0.800 => TCV of Bldg: 2 = 38,130
Replacement Cost/Floor Area= 14.53 Est. TCV/Floor Area= 9.53

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2016
Description of Occupancy: WEST OF MAIN BLDGS RED ROOF

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

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 1.45 100%
Adjusted Square Foot Cost for Upper Floors = 9.70

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 0 Height per Story Multiplier: 0.960
Ave. Floor Area: 800 Perimeter: 120 Perim. Multiplier: 1.171
Refined Square Foot Cost for Upper Floors: 10.90

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 15.048

Total Floor Area: 800 Base Cost New of Upper Floors = 12,038
Reproduction/Replacement Cost = 12,038
Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Parcel Number: 009-021-010-00 Page: 3

Total Depreciated Cost = 11,557

ECF (201C COMMERCIAL GROUP C) 0.800 => TCV of Bldg: 3 = 9,245
Replacement Cost/Floor Area= 15.05 Est. TCV/Floor Area= 11.56

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 2011
Description of Occupancy: NE OF ARCH RIB BLDG

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: 0 Height per Story Multiplier: 0.960
Ave. Floor Area: 320 Perimeter: 72 Perim. Multiplier: 1.368
Refined Square Foot Cost for Upper Floors: 10.83

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 14.952

Total Floor Area: 320 Base Cost New of Upper Floors = 4,785
Reproduction/Replacement Cost = 4,785
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
Total Depreciated Cost = 3,923

ECF (201C COMMERCIAL GROUP C) 0.800 => TCV of Bldg: 4 = 3,139
Replacement Cost/Floor Area= 14.95 Est. TCV/Floor Area= 9.81

Total Estimated True Cash Value of Commercial/Industrial Buildings = 97,408
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2017 Est. T.C.V. 009-021-010-00 = 168,973

Est. TCV/Total Floor Area = 16.35						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
99,700	99,700	99,700	73,516	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	6,310	-21,510	0	6,310	661	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
84,500	84,500	84,500	80,487	80,487	0	

009-021-011-00	2017 Est. T.C.V.	RICHARDS NANCY JILL
Property Class: 401		9461 W KELLY RD X500
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			20.020	Acres	2,100	100		42,042
		20.02	Total Acres		Total Est.		Land Value =	42,042

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Comp.Shingle	27.86	0.41	0	1560	44,101

Other Additions/Adjustments

	Rate	Size	Cost
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(2) Skirting							
Metal Enamel			5.43			178	967

(9) Foundation							
Foundation Wall: Concrete			7.13			0	0

(13) Plumbing							
Average Fixture(s)			405.00			1	405

(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 = 70,384

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 24,634

Separately Depreciated Items:

(16) Deck/Balcony							
Treated Wood,Standard			5.91			390	2,305

County Multiplier = 1.38 => Cost New = 3,181
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 1,431

(17) Garages							
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)							
Base Cost			9.30			1500	13,950
No Floor Deduction			-3.00			1500	-4,500

County Multiplier = 1.38 => Cost New = 13,041
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 5,868

Total Depreciated Cost = 31,934
ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 15,967

< Cost Estimates for Res. Building: 2 Mobile Home Class: Low Quality >
(11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Comp.Shingle	27.78	0.41	0	980	27,626

Other Additions/Adjustments

	Rate	Size	Cost
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(2) Skirting							
Metal Enamel			5.43			168	912

(9) Foundation

Parcel Number: 009-021-011-00 Page: 2

Foundation Wall: Concrete	7.13	0	0
(13) Plumbing			
Average Fixture(s)	405.00	1	405
(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 =>		Cost New =	47,573
Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,		Depr.Cost =	16,651

Separately Depreciated Items:

(16) Deck/Balcony			
Pine,Standard	4.59	480	2,203
County Multiplier = 1.38 =>		Cost New =	3,040
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,		Depr.Cost =	1,368
		Total Depreciated Cost =	18,019
ECF (RESIDENTIAL RURAL/ NON SUB)	0.500 =>	TCV of Bldg: 2 =	9,009

< Cost Estimates for Res. Building: 3 Mobile Home Class: Fair Quality >
(11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
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Other Additions/Adjustments	Rate	Size	Cost
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(9) Foundation			
Foundation Wall: Concrete	7.28	0	0
(13) Plumbing			
Average Fixture(s)	465.00	1	465
(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 =>		Cost New =	8,273
Notes: 12X60 FV MH			
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,		Depr.Cost =	7,032

Separately Depreciated Items:

Unit-in-Place Cost Items:			
MOBILE HOME	1.00	2000	2,000
County Multiplier = 1.38 =>		Cost New =	2,760
Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,		Depr.Cost =	1,794
		Total Depreciated Cost =	8,826
ECF (RESIDENTIAL RURAL/ NON SUB)	0.500 =>	TCV of Bldg: 3 =	4,413

2017 Est. T.C.V. 009-021-011-00 = 71,431

Est. TCv/Total Floor Area = 28.12

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
37,100	37,100	37,100	31,460	0.90

Parcel Number: 009-021-011-00

Page: 3

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,400	0	0	283	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	35,700	35,700	35,700	31,743	31,743	26,664

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009-021-013-00	2017 Est. T.C.V.	BURTON LARRY & ERLENE H&W
Property Class: 401		9979 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	163.87	819.78	1.0000	1.0000	40	100		6,555
90 Actual Front Feet, 3.78 Total Acres Total Est. Land Value =								6,555

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	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 D Blt 2002

(11) Heating System: Forced Air w/ 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	45.67	-7.76	0.66	1352	52,147

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

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(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	7.24	120	869
Treated Wood,Standard	9.68	48	465

County Multiplier = 1.38 => Cost New = 84,435

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 75,992

Separately Depreciated Items:

(17) Garages

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

Base Cost	14.18	768	10,890
County Multiplier = 1.38 =>		Cost New =	15,029
Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0,		Depr.Cost =	12,925

Total Depreciated Cost = 88,916
ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 57,796

2017 Est. T.C.V. 009-021-013-00 = 65,301

Est. TCV/Total Floor Area = 48.30

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
28,000	28,000	28,000	28,000	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,700	0	252	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,700	32,700	32,700	28,252	28,252	28,252	

009-021-013-25 2017 Est. T.C.V. MONETTE CLINTON E
 Property Class: 401 9941 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 3 - 7 @\$3000			5.00 Acres		3000	100		15,000
		5.00	Total Acres				Total Est. Land Value =	15,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.79	1.00	120	46	485
	Total Estimated Land Improvements True Cash Value =				485

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1980

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1056 SF Floor Area = 1056 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	47.93	-8.30	0.66	1056	42,546

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		1,235.00		1	1,235
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(16) Deck/Balcony

Treated Wood,Standard		6.74		168	1,132
Treated Wood,Standard		6.58		190	1,250

County Multiplier = 1.38 => Cost New = 70,358

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 49,250

Separately Depreciated Items:

(17) Garages

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

Base Cost		19.23		384	7,384
County Multiplier = 1.38 =>				Cost New =	10,190
Phy/Ab.Phy/Func/Econ/Comb.%Good= 46/100/100/100/46.0,				Depr.Cost =	4,688

Total Depreciated Cost = 53,938
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 51,241

2017 Est. T.C.V. 009-021-013-25 = 66,726

Est. TCV/Total Floor Area = 63.19, Most recent sale 07/08/2006 for 89,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,800	31,800	31,800	28,328	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,600	0	254	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,400	33,400	33,400	28,582	28,582	28,582	

009-021-013-40 2017 Est. T.C.V. CONSUMERS ENERGY COMPANY
 Property Class: 402 S LA CHANCE 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			3.29 Acres		3000	100		9,870
			3.29 Total Acres				Total Est. Land Value =	9,870

2017 Est. T.C.V. 009-021-013-40 = 9,870

Est. TCV/Total Floor Area = 9.35, Most recent sale 11/01/1999 for 10,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,900	4,900	4,900	4,900	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	
4,900	4,900	4,900	4,944	4,900	0	

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009-021-013-50	2017 Est. T.C.V.	NEWMAN ROBERT K & HELGA R
Property Class: 401		3151 S LA CHANCE 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: Asphalt Paving	1.42	1.00	1900	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D Blt 1991

(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	Crawl Space	49.35	-8.61	0.66	924	38,254

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
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(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2720.00	1	2,720

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

WGEP (1 Story), Standard	34.21	140	4,789
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(16) Deck/Balcony

Treated Wood w/Roof, Standard	17.90	162	2,900
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(17) Garages

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

Base Cost	9.30	1200	11,160
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County Multiplier = 1.38 => Cost New = 87,158

Phy/Ab.Phy/Func/Econ/Comb.%Good= 83/100/100/100/83.0, Depr.Cost = 72,341
ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 47,022

2017 Est. T.C.V. 009-021-013-50 = 67,447
Est. TCV/Total Floor Area = 72.99

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,000	31,000	31,000	31,000	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,700	0	279	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,700	33,700	33,700	31,279	31,279	31,279	

009-021-014-00 2017 Est. T.C.V. WIGGINS JON
 Property Class: 401 S LA CHANCE 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			10.000	Acres	2,100	100		21,000
		10.00	Total Acres		Total Est.		Land Value =	21,000

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	358	45	554
Shed: Wood Frame	9.36	1.00	240	46	1,034
Shed: Wood Frame	9.36	1.00	240	46	1,034
Total Estimated Land Improvements True Cash Value =					2,621

< 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	Comp.Shingle	38.41	0.49	-6	720	26,349
Other Additions/Adjustments			Rate			Size	Cost
Expando			23.10			92	2,125
Addition/Crawl			37.50			144	5,400

(2) Skirting
 Metal Enamel 5.70 144 821

(9) Foundation
 Foundation Wall: Concrete 6.92 0 0

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

(14) Water/Sewer
 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 => Cost New = 56,241

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 19,685
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 9,842

2017 Est. T.C.V. 009-021-014-00 = 33,463

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,200	17,200	17,200	16,148	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	145	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,700	16,700	16,700	16,293	16,293	0	

009-021-015-00 2017 Est. T.C.V. SNOW DAVID A JR & JULIE L
 Property Class: 401 3221 S LA CHANCE 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
Shed: Wood Frame	9.83	1.00	192	50	943
	Total Estimated Land Improvements True Cash Value =				943

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1220 SF Floor Area = 1805 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	94.17	0.00	0.00	780	73,453
1	Story Siding	Basement	64.86	0.00	0.00	440	28,538

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

(13) Plumbing

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

(14) Water/Sewer

Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	2085.00	1	3,085

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875

(16) Porches

CCP (1 Story), Standard	67.30	16	1,077
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(16) Deck/Balcony

Treated Wood, Standard	8.82	80	706
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(17) Garages

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

Base Cost	11.60	768	8,909
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(17) Basement Garages

Basement Garage: 2 Car	2100.00	1	2,100
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County Multiplier = 1.38 => Cost New = 178,699

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 126,876
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 120,533

2017 Est. T.C.V. 009-021-015-00 = 140,476

Est. TCV/Total Floor Area = 77.83, Most recent sale 04/01/2002 for 129,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
67,700	67,700	67,700	58,910	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,500	0	0	530	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
70,200	70,200	70,200	59,440	59,440	59,440

009-021-016-00 2017 Est. T.C.V. GUNNERSON GORDON G
 Property Class: 401 3463 S LA CHANCE 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			40.000	Acres	1,600	100		64,000
		40.00	Total Acres		Total Est.		Land Value =	64,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	1500	50	2,400
Total Estimated Land Improvements True Cash Value =					2,400

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 = 1232 SF Floor Area = 1232 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	57.07	0.00	0.00	1232	70,310

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	11.25	308	3,465
Walk out Basement Door(s)	700.00	1	700

(13) Plumbing

Average Fixture(s)	630.00	1	630
2 Fixture Bath	1325.00	1	1,325

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Exterior 2 Story	4150.00	1	4,150

(16) Porches

CPP, Standard	26.75	25	669
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(17) Garages

Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)							
Base Cost		13.85	896	12,410			
Common Wall: 1 Wall		-1000.00	1	-1,000			
Mechanical Doors		350.00	1	350			
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)							
Base Cost		12.78	560	7,157			
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)							
Base Cost		9.71	1200	11,652			

County Multiplier = 1.38 => Cost New = 163,775

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 98,265
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 88,438

2017 Est. T.C.V. 009-021-016-00 = 154,838

Est. TCV/Total Floor Area = 125.68

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
77,100	77,100	77,100	62,948	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	300	0	566	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
77,400	77,400	77,400	63,514	63,514	63,514	

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009-021-017-00	2017 Est. T.C.V.	GUNNERSON JOE PHIL (LE ETAL)
Property Class: 402		
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	40.00	Acres	2000	100			80,000
		40.00	Total Acres				Total Est. Land Value =	80,000

2017 Est. T.C.V. 009-021-017-00	=	80,000			
Est. TCV/Total Floor Area = 64.94, Most recent sale 09/05/2002 for 0					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
36,000	36,000	36,000	14,437	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,000	0	129	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,000	40,000	40,000	14,566	14,566	0

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009-021-018-50	2017 Est. T.C.V.	VANANTWERPEN BERTON & MARIE
Property Class: 402		CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> RIVER SITE					35000	100		35,000
181 Actual Front Feet, 5.18 Total Acres							Total Est. Land Value =	35,000

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
Other Additions/Adjustments				Rate		Size	Cost
(9) Foundation							
Foundation Wall: Concrete				6.92		0	0
(14) Water/Sewer							
Well, 50 Feet				1575.00		1	1,575
1000 Gal Septic				2720.00		1	2,720

County Multiplier = 1.38 => Cost New = 5,927

Notes: SALEM LITE - TRAVEL TRAILER

Phy/Ab.Phy/Func/Econ/Comb.%Good= 76/100/100/100/76.0, Depr.Cost = 4,505

Separately Depreciated Items:

Unit-in-Place Cost Items:

TRAVEL TRAILER		1.00		3000		3,000
County Multiplier = 1.38 =>				Cost New =		4,140
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,				Depr.Cost =		3,933

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	Total Depreciated Cost =	8,438
ECF (RESIDENTIAL RURAL/ NON SUB)	0.500 => TCV of Bldg: 1 =	4,219

2017 Est. T.C.V. 009-021-018-50 = 39,219

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/12/2009 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,300	17,300	17,300	13,356	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	0	120	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,600	19,600	19,600	13,476	13,476	0	

009-021-019-00 2017 Est. T.C.V. NEDRY STANELY D & MARILYN J
 Property Class: 402 9606 W CLAM RIVER DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
120 Actual Front Feet, 1.27 Total Acres							Total Est. Land Value =	15,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.85	1.00	120	94	1,111
Total Estimated Land Improvements True Cash Value =					1,111

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

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

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

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

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	16.05	576	9,245
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 13,206

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 11,886
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 11,291

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2017 Est. T.C.V. 009-021-019-00							27,402
Est. TCV/Total Floor Area =	0.00						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
13,400	13,400	13,400	4,419	0.90			
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	300	0	39	0			
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
13,700	13,700	13,700	4,458	4,458	0		

009-021-019-80 2017 Est. T.C.V. SIZEMORE JOE H
 Property Class: 402 W CLAM RIVER DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 1.21 Total Acres							Total Est. Land Value =	15,000

2017 Est. T.C.V. 009-021-019-80 = 15,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
7,500	7,500	7,500	4,020	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
7,500	7,500	7,500	4,056	4,056	0

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009-021-020-00 2017 Est. T.C.V. SMITHEE ROBERT D & JOANNE C
 Property Class: 401 9586 CLAM RIVER DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	498.00	0.00	1.0000	1.0000	50	100		24,900
Residentia 3 - 7 @\$3000			6.35 Acres		3000	100		19,050
498 Actual Front Feet, 6.35 Total Acres Total Est. Land Value =								43,950

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	240	50	358
Total Estimated Land Improvements True Cash Value =					358

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

(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	Crawl Space	44.49	-7.45	0.66	1568	59,114

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
 Fireplace: Interior 1 Story 2600.00 1 2,600

(16) Porches
 WSEP (1 Story), Standard 22.58 224 5,058

County Multiplier = 1.38 => Cost New = 100,501

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 70,350

Separately Depreciated Items:

(17) Garages
 Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 10.64 768 8,172
 County Multiplier = 1.38 => Cost New = 11,277
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 8,006

Unit-in-Place Cost Items:
 ROOF STRUCT. (SQ FT) 3.97 240 953
 County Multiplier = 1.38 => Cost New = 1,315
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 934

Total Depreciated Cost = 79,290
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 75,326

2017 Est. T.C.V. 009-021-020-00 = 119,634

Est. TCV/Total Floor Area = 76.30

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
57,600	57,600	57,600	41,288	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	0	371	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-021-020-00

Page: 2

59,800	59,800	59,800	41,659	41,659	41,659
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009-021-021-00	2017 Est. T.C.V.	COMMERCIAL FOREST CERT # 2013-47-57
Property Class: 700		W LOTAN 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			40.000		Acres	1,600	100	64,000
		40.00	Total Acres			Total Est.	Land Value =	64,000

2017 Est. T.C.V. 009-021-021-00 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/01/1999 for 35,000

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

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009-021-022-00 2017 Est. T.C.V. RAU JOHN H & MELBA G TRUSTEES
 Property Class: 402 W LOTAN 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	40.00	Acres	2000	100			80,000
40.00 Total Acres Total Est. Land Value =								80,000

2017 Est. T.C.V. 009-021-022-00 = 80,000

Est. TCV/Total Floor Area = 51.02

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,000	36,000	36,000	12,671	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,000	0	0	114	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,000	40,000	40,000	12,785	12,785	0	

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009-021-023-00	2017 Est. T.C.V.	COMMERCIAL FOREST CERT # 2013-47-57
Property Class: 700		W LOTAN 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

2017 Est. T.C.V. 009-021-023-00 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/01/1999 for 22,500

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

Draft Record Card - Printed before March Board of Review

009-021-023-60 2017 Est. T.C.V. RAU JOHN H & MELBA G TRUSTEES
 Property Class: 402 W LOTAN 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			9.36 Acres		1900	100		17,784
			9.36 Total Acres				Total Est. Land Value =	17,784

2017 Est. T.C.V. 009-021-023-60 = 17,784

Est. TCV/Total Floor Area = 11.34, Most recent sale 09/01/1999 for 12,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,800	9,800	9,800	9,421	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-900	0	-521	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,900	8,900	8,900	9,505	8,900	0	

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009-021-023-75 2017 Est. T.C.V. JONES CHRISTOPHER & DEENA
 Property Class: 402 W LOTAN 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			9.88 Acres		1900	100		18,772
			9.88 Total Acres				Total Est. Land Value =	18,772

2017 Est. T.C.V. 009-021-023-75 = 18,772

Est. TCV/Total Floor Area = 11.97, Most recent sale 08/11/2006 for 30,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,400	10,400	10,400	10,400	0.90		
2017	New Eq.	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	
9,400	9,400	9,400	10,493	9,400		0

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009-021-023-95 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
			0.120 Acres		0	100		0
		0.12 Total Acres			Total Est. Land Value =			0

2017 Est. T.C.V.	009-021-023-95	=	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	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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009-021-024-00 2017 Est. T.C.V. RAU JOHN H & MELBA G TRUSTEES
 Property Class: 401 9421 W LOTAN 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	0.00	1.0000	1.0000	40	100		20,000
Residentia 30 - 65	\$2000	37.62	Acres		2000	100		75,240
500 Actual Front Feet, 37.62 Total Acres Total Est. Land Value =								95,240

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

(11) Heating System: Electric Wall Heat

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.30	-9.30	-2.31	800	40,552

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

(16) Porches
 WGEF (1 Story), Standard 33.26 168 5,588
 WSEP (1 Story), Standard 27.75 147 4,079
 WPP, Standard 28.03 22 617

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(16) Deck/Balcony
 Treated Wood,Standard 12.51 32 400
 Treated Wood,Standard 12.81 30 384

(17) Garages
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 18.25 590 10,768
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 95,569

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 66,898
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 63,553

2017 Est. T.C.V. 009-021-024-00 = 158,793

Est. TCV/Total Floor Area = 198.49

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
73,700	73,700	73,700	44,567	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	0	401	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
79,400	79,400	79,400	44,968	44,968	0	

009-021-024-95	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. 009-021-024-95	=	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	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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009-022-001-00 2017 Est. T.C.V. HARRIS BERNARD R
 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 66 - 120 Acres		80.00 Acres			3600	100		288,000
		80.00 Total Acres					Total Est. Land Value =	288,000

2017 Est. T.C.V. 009-022-001-00 = 288,000

Est. TCV/Total Floor Area = 360.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
144,000	144,000	144,000	32,206	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	289	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
144,000	144,000	144,000	32,495	32,495	0

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009-022-001-50	2017 Est. T.C.V.	HARRIS LAWRENCE & ANTHONY
Property Class: 401		8519 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			64.450	Acres	1,555	100		100,230
		64.45	Total Acres		Total Est.		Land Value =	100,230

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: Wall or Floor Furnace Cost/SqFt: -0.15 100%
Adjusted Square Foot Cost for Upper Floors = 14.60

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 10 Height per Story Multiplier: 1.000
Ave. Floor Area: 2,714 Perimeter: 215 Perim. Multiplier: 0.985
Refined Square Foot Cost for Upper Floors: 14.38

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 19.846

Total Floor Area: 2,714 Base Cost New of Upper Floors = 53,861

Reproduction/Replacement Cost = 53,861
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0
Total Depreciated Cost = 39,857

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ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 43,843
Replacement Cost/Floor Area= 19.85 Est. TCV/Floor Area= 16.15

Total Estimated True Cash Value of Commercial/Industrial Buildings = 43,843

2017 Est. T.C.V. 009-022-001-50 = 144,073

Est. TCV/Total Floor Area = 53.09, Most recent sale 10/09/2012 for 95,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
71,900	71,900	71,900	60,955	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	548	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
72,000	72,000	72,000	61,503	61,503	0	

009-022-001-90 2017 Est. T.C.V. HARRIS EVA MARIE
 Property Class: 401 8539 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			10.100	Acres	2,100	100		21,210
		10.10	Total Acres		Total Est.		Land Value =	21,210

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	388	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 2S Cls C+5 Blt 2010

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1160 SF Floor Area = 2392 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	108.59	0.00	4.02	1160	130,628
1	Story Siding	Overhang	37.99	0.00	0.00	72	2,735

Other Additions/Adjustments Rate Size Cost

(1) Exterior							
Stone Veneer		10.25			160		1,640

(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, 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

WCP (1 Story), Standard		17.13			448	7,674
CCP (1 Story), Standard		33.08			72	2,382

(17) Garages

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

Base Cost		17.79			676	12,026
Common Wall: 1 Wall		-1300.00			1	-1,300
Automatic Doors		375.00			1	375

County Multiplier = 1.38 => Cost New = 230,487

Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 225,878
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 203,290

2017 Est. T.C.V. 009-022-001-90 = 225,450

Est. TCV/Total Floor Area = 94.25, Most recent sale 05/05/2008 for 5,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
92,100	92,100	92,100	81,938	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,900	10,700	0	9,900	737	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
112,700	112,700	112,700	92,575	92,575	92,575

009-022-002-00 2017 Est. T.C.V. KOLODZIEJ EUGENE
 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 8 - 17 @\$1900		10.00	Acres	1900	100			19,000
		10.00	Total Acres				Total Est. Land Value =	19,000

2017 Est. T.C.V. 009-022-002-00 = 19,000

Est. TCV/Total Floor Area = 7.94

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	-1,000	0	0	54	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,500	9,500	9,500	6,143	6,143	0	

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009-022-003-00 2017 Est. T.C.V. CIARAVINO ALAN M & MARIE H
 Property Class: 401 3200 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 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.	3.39	1.00	1700	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 D Blt 1993

(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
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(13) Plumbing

Average Fixture(s)	525.00	1	525
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(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2720.00	1	2,720

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(15) Built-Ins & Fireplaces

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

Pine,Standard	5.77	120	692
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(17) Garages

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

Base Cost	10.64	768	8,172
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 71,184

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 60,506

Separately Depreciated Items:

Unit-in-Place Cost Items:

SHED	1.00	500	500
County Multiplier = 1.38 =>		Cost New =	690
Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,		Depr.Cost =	518

Total Depreciated Cost = 61,024

ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 39,665

2017 Est. T.C.V. 009-022-003-00 = 59,615

Est. TCV/Total Floor Area = 60.83, Most recent sale 08/01/1997 for 52,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
27,600	27,600	27,600	27,600	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	0	248	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-022-003-00

Page: 2

29,800	29,800	29,800	27,848	27,848	27,848
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009-022-004-00 2017 Est. T.C.V. COLLINSWORTH RICHARD L
 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
Residentia 18	-29	@\$2000	20.00	Acres	2000	100		40,000
20.00 Total Acres Total Est. Land Value =								40,000

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

(11) Heating System: No Heating/Cooling

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

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

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

Base Cost	10.04	960	9,638
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County Multiplier = 1.38 => Cost New = 13,301

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 12,636
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 12,004

2017 Est. T.C.V. 009-022-004-00 = 52,004

Est. TCV/Total Floor Area = 0.00, Most recent sale 03/01/2000 for 21,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
25,600	25,600	25,600	21,015	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	400	0	0	189	0
2017 Assessed	MBOR	S.E.V.	Capred	>Taxable<	PRE/MBT
26,000	26,000	26,000	21,204	21,204	0

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009-022-006-00 2017 Est. T.C.V. HILL LOUIE
 Property Class: 401 8125 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 18	-29	@\$2000	18.70	Acres	2000	100		37,400
18.70 Total Acres Total Est. Land Value =								37,400

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1977

(11) Heating System: No Heating/Cooling

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

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

(14) Water/Sewer

Well, 50 Feet			1575.00			1	1,575
1000 Gal Septic			2895.00			1	2,895

(17) Garages

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

Base Cost			12.15			624	7,582
Mechanical Doors			350.00			1	350

County Multiplier = 1.38 => Cost New = 17,114

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 11,980
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 10,782

2017 Est. T.C.V. 009-022-006-00 = 48,182

Est. TCV/Total Floor Area = 0.00. Most recent sale 12/04/2009 for 40,400

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2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,100	24,100	24,100	19,463	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	175	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,100	24,100	24,100	19,638	19,638	0	

Parcel Number: 009-022-006-95 Page: 2

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 1 = 349,820
Replacement Cost/Floor Area= 106.49 Est. TCV/Floor Area= 77.63

Total Estimated True Cash Value of Commercial/Industrial Buildings = 349,820

2017 Est. T.C.V. 009-022-006-95 = 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	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

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Parcel Number: 009-022-007-00 Page: 2

Well, 200 Feet	4975.00	1	4,975
1000 Gal Septic	3085.00	1	3,085
 (15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
 (16) Porches			
WCP (1 Story), Standard	22.55	180	4,059
 (16) Deck/Balcony			
Pine w/Roof, Standard	17.25	180	3,105
 (17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	18.97	840	15,935
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375
County Multiplier = 1.38 =>		Cost New =	215,818

Notes: 1PS PINE LOG

Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0, Depr.Cost = 202,869
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 2 = 192,726

2017 Est. T.C.V. 009-022-007-00 = 252,694

Est. TCV/Total Floor Area = 90.09, Most recent sale 01/01/1999 for 64,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
121,300	121,300	121,300	102,084	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,000	0	0	918	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
126,300	126,300	126,300	103,002	103,002	103,002	

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009-022-009-00 2017 Est. T.C.V. DUVALL JON & LEANN DUVALL
 Property Class: 401 8909 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			5.000	Acres	2,700	100		13,500
		5.00	Total Acres		Total Est. Land Value =			13,500

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls CD Blt 2001

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1680 SF Floor Area = 1680 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	54.28	-7.64	0.00	1680	78,355

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	20.60	9	185
Treated Wood,Standard	9.15	64	586

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(17) Garages

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

Base Cost	10.46	1200	12,552
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 139,267

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 125,340
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 81,471

2017 Est. T.C.V. 009-022-009-00 = 94,971

Est. TCV/Total Floor Area = 56.53, Most recent sale 01/01/2001 for 15,700

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,200	36,200	36,200	36,200	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
5,700	5,600	0	5,700	325	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,500	47,500	47,500	42,225	42,225	42,225	

009-022-009-50	2017 Est. T.C.V.	CELMER KATHLEEN
Property Class: 401		8981 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 3 - 7 @\$3000			3.99 Acres		3000	100		11,976
			3.99 Total Acres				Total Est. Land Value =	11,976

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	1680	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	2.0	95	1,900
Total Estimated Land Improvements True Cash Value =					1,900

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1988

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1322 SF Floor Area = 1322 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	56.38	0.00	1.87	1322	77,007

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, 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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(16) Deck/Balcony

Treated Wood,Standard	6.13	456	2,795
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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	1	350

County Multiplier = 1.38 => Cost New = 138,064

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 103,548

ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 98,371

2017 Est. T.C.V. 009-022-009-50 = 112,247

Est. TCV/Total Floor Area = 84.91, Most recent sale 05/01/2002 for 5,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,500	53,500	53,500	45,483	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
517	2,083	0	442	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,100	56,100	56,100	45,892	45,892	45,892	

009-022-009-90 2017 Est. T.C.V. SCAFE DOUGLAS & JANE
 Property Class: 401 8945 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	129.36	339.44	1.0000	1.0000	40	100		5,174
129 Actual Front Feet, 1.01 Total Acres Total Est. Land Value =								5,174

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	240	0	0
D/W/P: Crushed Rock	1.24	1.00	1000	0	0
Shed: Wood Frame	8.72	1.00	320	50	1,395
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 =					2,345

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

(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 Crawl Space 65.85 -9.49 0.00 1120 63,123

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, 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 31.12 80 2,490

(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 = 123,968

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 105,373
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 100,104

2017 Est. T.C.V. 009-022-009-90 = 107,623
 Est. TCV/Total Floor Area = 96.09, Most recent sale 05/13/2016 for 103,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
53,400	53,400	53,400	43,865	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	917	517	0	9,902	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
53,800	53,800	53,800	44,259	53,800	53,800

009-022-010-00 2017 Est. T.C.V. KENDALL JONATHON D
 Property Class: 401 8745 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	234.00	657.00	1.0000	1.0000	40	100		9,360
234 Actual Front Feet, 3.53 Total Acres Total Est. Land Value =								9,360

Cost Est. for Res. Bldg: 1 Single Family MANU-NATIONAL Cls D Blt 2016

(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

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	17.66	16	283
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County Multiplier = 1.38 => Cost New = 68,536

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 67,850
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.550 => TCV of Bldg: 1 = 37,318

2017 Est. T.C.V. 009-022-010-00 = 46,678

Est. TCV/Total Floor Area = 38.39, Most recent sale 04/20/2010 for 30,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,700	4,700	4,700	4,700	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
18,500	100	0	18,500	42	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,300	23,300	23,300	23,242	23,242	0	

009-022-010-50 2017 Est. T.C.V. REED REX R JR & ROSEANNA K
Property Class: 401 8851 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	180.00	657.00	1.0000	1.0000	40	100		7,200
180 Actual Front Feet, 2.71 Total Acres Total Est. Land Value =								7,200

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.22	1.00	480	50	293
Total Estimated Land Improvements True Cash Value =					293

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls CD Blt 1999

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1248 SF Floor Area = 1248 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.95	-8.26	0.00	1248	60,765

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(17) Garages

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

Base Cost	16.80	576	9,677
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 109,892

Notes: HOLLY PARK HUD MHSER#2HP995721

Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0, Depr.Cost = 97,804

Separately Depreciated Items:

(16) Porches

WPP, Standard	35.15	12	422
County Multiplier = 1.38 =>			Cost New = 582
Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0,			Depr.Cost = 512

(16) Deck/Balcony

Treated Wood,Standard	7.32	140	1,025
County Multiplier = 1.38 =>			Cost New = 1,414
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,			Depr.Cost = 1,202
Treated Wood,Standard	20.60	12	247
County Multiplier = 1.38 =>			Cost New = 341
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,			Depr.Cost = 290

Total Depreciated Cost = 99,808

ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 64,875

2017 Est. T.C.V. 009-022-010-50 = 72,368

Est. TCV/Total Floor Area = 57.99

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

Parcel Number: 009-022-010-50

Page: 2

	31,000	31,000	31,000	30,978	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,200	0	0	278	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	36,200	36,200	36,200	31,256	31,256	31,256

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009-022-011-00 2017 Est. T.C.V. KENDALL JONATHON D
 Property Class: 401 8741 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	132.00	657.00	1.0000	1.0000	40	100		5,280
132 Actual Front Feet, 1.99 Total Acres Total Est. Land Value =								5,280

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	8.49	1.00	80	50	340
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.2	95	190
Total Estimated Land Improvements True Cash Value =					530

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Comp.Shingle	31.92	0.42	-5	840	25,825
Other Additions/Adjustments			Rate			Size	Cost
Free Standing Roof			4.35			992	4,315

(2) Skirting							
Metal Enamel			5.60			132	739
(9) Foundation							
Foundation Wall: Concrete			7.28			0	0

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(14) Water/Sewer							
Well, 50 Feet			1575.00			1	1,575
1000 Gal Septic			2720.00			1	2,720

(16) Deck/Balcony							
Treated Wood,Standard			7.38			112	827

(17) Garages							
Class:CD Exterior: Pole Foundation: 42 Inch (Unfinished)							
Base Cost			10.81			960	10,378
Mechanical Doors			350.00			1	350
No Floor Deduction			-3.10			960	-2,976

County Multiplier = 1.38 => Cost New = 60,378

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 21,132
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 10,566

2017 Est. T.C.V. 009-022-011-00 = 16,376
 Est. TCV/Total Floor Area = 19.50

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,100	8,100	8,100	7,120	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
500	-400	500	64	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,200	8,200	8,200	7,684	7,684	0	

009-022-012-00 2017 Est. T.C.V. SANDERSON HERBERT RICHARDO
 Property Class: 401
 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

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

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	50.11	-8.77	-1.89	864	34,085

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
Fireplace: Interior 1 Story	2600.00	1	2,600

County Multiplier = 1.38 => Cost New = 58,981

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 38,338

ECF (RESIDENTIAL RURAL/ NON SUB) 0.850 => TCV of Bldg: 1 = 36,421

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2017 Est. T.C.V. 009-022-012-00 = 76,421

Est. TCV/Total Floor Area = 88.45

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,100	37,100	37,100	25,520	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	0	229	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,200	38,200	38,200	25,749	25,749	0	

009-022-014-00	2017 Est. T.C.V.	RICHARDS BRIAN
Property Class: 401		8871 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	116.00	657.50	1.0000	1.0000	40	100		4,640
116 Actual Front Feet, 1.75 Total Acres Total Est. Land Value =								4,640

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.63	1.00	84	50	446
Total Estimated Land Improvements True Cash Value =					446

< Cost Estimates for Res. Building: 1 Mobile Home Class: Fair Quality >
(11) Heating System: Forced Warm Air

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Siding	Comp.Shingle	28.32	1.21	0	1280	37,798

Other Additions/Adjustments	Rate	Size	Cost
Addition/Crawl	33.75	182	6,143
Free Standing Roof	4.35	1476	6,421

(2) Skirting				
Metal Enamel		5.60	192	1,075

(9) Foundation				
Foundation Wall: Concrete		7.28	0	0

(13) Plumbing				
Average Fixture(s)	465.00	1	465	
3 Fixture Bath	1395.00	1	1,395	

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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

(16) Deck/Balcony				
Treated Wood,Standard		9.40	50	470
Roof Cover Only,Standard		11.05	160	1,768

(17) Garages				
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		20.12	384	7,726
Mechanical Doors		350.00	1	350

County Multiplier = 1.38 => Cost New = 95,414
Notes: MANOR HOMES #MO209171

Phy/Ab.Phy/Func/Econ/Comb.%Good= 46/100/100/100/46.0, Depr.Cost = 43,891
ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 21,945

2017 Est. T.C.V. 009-022-014-00	=	27,031			
Est. TCV/Total Floor Area = 18.49, Most recent sale 04/15/2015 for 35,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
14,500	14,500	14,500	14,500	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	-1,000	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
13,500	13,500	13,500	14,630	13,500	0

009-022-015-00	2017 Est. T.C.V.	BORNAK RUTH M LE
Property Class: 401		8621 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 3 - 7 @\$3000			5.45 Acres		3000	100		16,350
			5.45 Total Acres				Total Est. Land Value =	16,350

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	600	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 BI Cls C-5 Blt 1976

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 960 SF Floor Area = 1536 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
Bi-Level Siding Bi-Lev. 60% 83.05 -3.57 0.00 960 76,301

Other Additions/Adjustments Rate Size Cost

(1) Exterior
Brick Veneer 8.25 100 825

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

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(14) Water/Sewer
Well, 50 Feet 1575.00 1 1,575
1000 Gal Septic 3085.00 1 3,085

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

(16) Deck/Balcony
Treated Wood,Standard 6.65 300 1,995

(17) Garages
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 16.02 840 13,457
Common Wall: 1 Wall -1300.00 1 -1,300
Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 136,568

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 88,769
ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 79,893

2017 Est. T.C.V. 009-022-015-00 = 97,193

Est. TCV/Total Floor Area = 63.28

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
48,300	48,300	48,300	39,946	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	359	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
48,600	48,600	48,600	40,305	40,305	40,305

009-022-016-00 2017 Est. T.C.V. DAVIS DOUGLAS & MARYANN
 Property Class: 401 8528 W LOTAN 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	220.00	445.00	1.0000	1.0000	50	100		11,000
220 Actual Front Feet, 2.25 Total Acres Total Est. Land Value =								11,000

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	168	0	0
Shed: Wood Frame	11.53	1.00	96	94	1,041
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					1,991

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 2000

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1380 SF Floor Area = 1380 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.40	-8.53	0.00	1380	71,581

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CPP, Standard	22.91	40	916
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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	17.28	720	12,442
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 129,245

Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0, Depr.Cost = 108,566
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 103,138

2017 Est. T.C.V. 009-022-016-00 = 116,129

Est. TCV/Total Floor Area = 84.15, Most recent sale 09/30/2015 for 105,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
55,000	55,000	55,000	55,000	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,100	0	0	495	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
58,100	58,100	58,100	55,495	55,495	55,495

009-022-016-03 2017 Est. T.C.V. ANDERSON TODD B & KIMMY J
 Property Class: 401 8544 W LOTAN 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	220.00	445.00	1.0000	1.0000	50	100		11,000
220 Actual Front Feet, 2.25 Total Acres Total Est. Land Value =								11,000

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	1900	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 2000

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1700 SF Floor Area = 2525 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	70.90	0.00	0.00	1700	120,530
1	Story Siding	Overhang	35.86	0.00	0.00	400	14,344

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
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(16) Porches

WCP (1 Story), Standard	20.35	240	4,884
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	16.02	840	13,457
Automatic Doors	375.00	2	750
Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)			
Base Cost	12.54	768	9,631
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 241,232

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 217,108
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 206,253

2017 Est. T.C.V. 009-022-016-03 = 219,628
 Est. TCV/Total Floor Area = 86.98, Most recent sale 08/01/1999 for 11,300

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
103,700	103,700	103,700	88,314	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,100	0	794	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
109,800	109,800	109,800	89,108	89,108	89,108

009-022-016-06 2017 Est. T.C.V. ANDERSON TODD B & KIM J
 Property Class: 402 W LOTAN 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	220.00	445.00	1.0000	1.0000	40	100		8,800
220 Actual Front Feet, 2.25 Total Acres Total Est. Land Value =								8,800

2017 Est. T.C.V. 009-022-016-06 = 8,800

Est. TCV/Total Floor Area = 3.49, Most recent sale 04/01/2002 for 11,850

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
4,400	4,400	4,400	4,400	0.90			
2017	New Eq.	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
4,400	4,400	4,400	4,439	4,400	4,400		

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009-022-016-09 2017 Est. T.C.V. CORNETTE DANNY L & CHARLOTTE B
 Property Class: 401 8656 W LOTAN 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	220.00	445.00	1.0000	1.0000	40	100		8,800
220 Actual Front Feet, 2.25 Total Acres Total Est. Land Value =								8,800

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls CD Blt 2003

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1456 SF Floor Area = 1456 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.50	-7.93	0.00	1456	69,262

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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(17) Garages

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

Base Cost	9.71	1152	11,186
Mechanical Doors	350.00	1	350

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County Multiplier = 1.38 => Cost New = 124,563

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 112,106
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 72,869

2017 Est. T.C.V. 009-022-016-09 = 81,669

Est. TCV/Total Floor Area = 56.09, Most recent sale 05/01/2000 for 10,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,000	35,000	35,000	33,958	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,800	0	0	305	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,800	40,800	40,800	34,263	34,263	34,263	

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009-022-016-12 2017 Est. T.C.V. POIRIER DANIEL J & SAMANTHA M
 Property Class: 401 8688 W LOTAN 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	220.00	445.00	1.0000	1.0000	40	100		8,800
220 Actual Front Feet, 2.25 Total Acres Total Est. Land Value =								8,800

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 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 MANU-BOCA/STATE Cls C Blt 2003

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1664 SF Floor Area = 1664 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	61.83	-8.54	1.92	1664	91,869

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
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(16) Porches

WCP (1 Story), Standard	29.42	96	2,824
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(17) Garages

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

Base Cost	17.84	672	11,988
Automatic Doors	375.00	2	750
Storage area over garage	3.95	600	2,370

County Multiplier = 1.38 => Cost New = 166,514

Notes: 2003 NORTHRIDGE MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 149,863
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 97,411

2017 Est. T.C.V. 009-022-016-12 = 107,181

Est. TCV/Total Floor Area = 64.41, Most recent sale 03/28/2014 for 94,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
45,800	45,800	45,800	45,800	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,800	0	412	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,600	53,600	53,600	46,212	46,212	46,212	

009-022-016-15 2017 Est. T.C.V. HANLON PATRICK D
 Property Class: 402 W LOTAN 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	220.00	445.50	1.0000	1.0000	40	100		8,800
220 Actual Front Feet, 2.25 Total Acres Total Est. Land Value =								8,800

2017 Est. T.C.V. 009-022-016-15 = 8,800

Est. TCV/Total Floor Area = 5.29, Most recent sale 07/29/2011 for 12,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
4,400	4,400	4,400	4,400	0.90			
2017	New Eq.	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
4,400	4,400	4,400	4,439	4,400	0		

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009-022-016-18 2017 Est. T.C.V. COWLEY MARIE J
 Property Class: 402 W LOTAN 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

2017 Est. T.C.V. 009-022-016-18 = 19,000

Est. TCV/Total Floor Area = 11.42, Most recent sale 11/22/2016 for 19,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
10,500	10,500	10,500	10,500	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
9,500	9,500	9,500	10,594	9,500	0

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009-022-016-23 2017 Est. T.C.V. BOLLMAN HAROLD R & HARRIET M TRUST
 Property Class: 401 8500 W LOTAN RD X 301
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651-9505

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	906.05	1.0000	1.0000	40	100		10,000
250 Actual Front Feet, 5.20 Total Acres Total Est. Land Value =								10,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 2002

(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	45.71	0.00	0.66	1344	62,321

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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(16) Deck/Balcony

Treated Wood,Standard	6.30	240	1,512
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(17) Garages

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Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	16.37	672	11,001
Common Wall: 1 Wall	-1175.00	1	-1,175
Automatic Doors	350.00	1	350
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	16.05	576	9,245
Mechanical Doors	325.00	1	325
No Floor Deduction	-3.00	576	-1,728

County Multiplier = 1.38 => Cost New = 124,760

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 93,570
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 88,891

2017 Est. T.C.V. 009-022-016-23 = 98,891

Est. TCV/Total Floor Area = 73.58, Most recent sale 09/27/2006 for 145,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,200	42,200	42,200	38,166	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,200	0	343	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
49,400	49,400	49,400	38,509	38,509	38,509

009-022-016-26 2017 Est. T.C.V. BURLEW LEE E & HELEN J TRUSTEES OF
 Property Class: 401 8500 W LOTAN RD X 201
 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	338.00	644.38	1.0000	1.0000	40	100		13,520
338 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								13,520

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Solid, 6 ft.	16.41	1.00	54	0	0
Fencing: Wd, Split, 2 Rail	8.01	1.00	30	0	0
Shed: Metal Prefab	9.20	1.00	85	50	391
Shed: Metal Prefab	10.08	1.00	15	50	76
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 =					941

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

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

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 3 Fixture Bath 2400.00 -1 -2,400

(14) Water/Sewer
 Well, 50 Feet 1575.00 1 1,575

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(17) Garages
 Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 12.26 679 8,325
 Mechanical Doors 350.00 2 700
 No Floor Deduction -3.15 679 -2,139

County Multiplier = 1.38 => Cost New = 8,364

Notes: TRAILER PAD & GARAGE
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 8,196
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 7,787

2017 Est. T.C.V. 009-022-016-26					=	22,248
Est. TCV/Total Floor Area =	0.00,	Most recent sale	06/23/2009	for	10,000	
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,900	10,900	10,900	10,554	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200		0	0	94	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,100	11,100	11,100	10,648	10,648	0	

009-022-016-28 2017 Est. T.C.V. LINDER FRED M & KARLL-LINDER STACY
 Property Class: 401 8500 W LOTAN RD X300
 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		18.79 Acres			1900	100		35,701
		18.79 Total Acres					Total Est. Land Value =	35,701

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	1300	0	0
D/W/P: Crushed Rock	1.22	1.00	1200	0	0
Shed: Wood Frame	7.47	1.00	364	94	2,556
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 =					4,931

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2000

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 768 SF Floor Area = 768 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Overhang 35.73 0.00 0.00 768 27,441

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish
 Basement Recreation Finish 11.25 768 8,640

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(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 17.99 384 6,908
 WCP (1 Story), Standard 20.47 208 4,258

(17) Garages
 Class:CD Exterior: Pole Foundation: 42 Inch (Finished)
 Base Cost 14.87 768 11,420
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 91,779

Notes: POLE GARGE WITH DWELLING SPACE
 99 SPLIT FROM 016-00 FOR 00 PC GRG @50% FOR 01
 LIVING AREA & CFP FOR 02

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 78,012
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 74,112

2017 Est. T.C.V. 009-022-016-28	=	114,744
Est. TCV/Total Floor Area = 149.41, Most recent sale 08/31/2015 for 110,000		
2016 Assessed	MBOR	S.E.V.
54,200	54,200	54,200
		Base for Cap
		54,200
		C.P.I.
		0.90
2017	New Eq. Adjustment	Loss
	0	3,200
		0
		Additions
		0
		Tax Adjustment
		487
		Losses
		0
2017 Assessed	MBOR	S.E.V.
		Capped
		->Taxable<-
		PRE/MBT

Parcel Number: 009-022-016-28

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57,400	57,400	57,400	54,687	54,687	54,687
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009-022-016-40 2017 Est. T.C.V. LINDER FRED M & KARLL-LINDER STACY
 Property Class: 402 8500 W LOTAN 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 8 - 17 @\$1900		13.24 Acres	1900		100			25,156
		13.24 Total Acres					Total Est. Land Value =	25,156

2017 Est. T.C.V. 009-022-016-40 = 25,156

Est. TCV/Total Floor Area = 32.76, Most recent sale 03/19/2004 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,900	11,900	11,900	11,900	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	700	0	107	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,600	12,600	12,600	12,007	12,007	12,007	

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009-022-016-45	2017 Est. T.C.V.	LINDER FRED M & KARLL-LINDER STACY
Property Class: 402		8500 W LOTAN 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 8 - 17 @\$1900		13.82 Acres	1900		100			26,258
		13.82 Total Acres					Total Est. Land Value =	26,258

2017 Est. T.C.V. 009-022-016-45	=	26,258			
Est. TCV/Total Floor Area = 34.19, Most recent sale 09/12/2016 for 22,400					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
14,500	14,500	14,500	14,500	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,400	0	-1,400	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
13,100	13,100	13,100	14,630	13,100	13,100

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009-022-016-50 2017 Est. T.C.V. RUPPEL DANNY R
 Property Class: 402 W LOTAN 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			80.000	Acres	1,525	100		122,000
		80.00	Total Acres		Total Est.	Land Value =		122,000

2017 Est. T.C.V. 009-022-016-50 = 122,000

Est. TCV/Total Floor Area = 158.85

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
61,000	61,000	61,000	41,708	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	375	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
61,000	61,000	61,000	42,083	42,083	0

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009-022-017-00	2017 Est. T.C.V.	POSHADLO LAWRENCE M & JUDITH L TTEE
Property Class: 401		3536 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 66 - 120	\$2200	70.00	Acres	2200	100			154,000
		70.00	Total Acres				Total Est. Land Value =	154,000

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	86	2,601
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
GENERATOR	2000.00	1.00	1.0	97	1,940
OUTDOOR FURNACE	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					6,966

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls CD Blt 2003

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1664 SF Floor Area = 1664 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	54.35	0.00	0.00	1664	90,438

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, 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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(16) Porches

CSEP (1 Story), Standard	27.67	160	4,427
WPP, Standard	6.85	752	5,151

(17) Garages

Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.71	1536	14,915
Automatic Doors	375.00	1	375
Class:CD Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	18.25	832	15,184
Common Wall: 1 Wall	-1225.00	1	-1,225
Automatic Doors	375.00	1	375
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 191,103
Notes: 3536

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 171,993
ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 111,795

Cost Est. for Res. Bldg: 2 Single Family GRG Cls D Blt 2010

(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	1650.00		-1	-1,650
(14) Water/Sewer				
Well, 100 Feet	2425.00		1	2,425
1000 Gal Septic	2720.00		1	2,720
(16) Porches				
WSEP (1 Story), Standard	24.18		187	4,522
CCP (1 Story), Standard	45.58		31	1,413
(17) Garages				
Class:D Exterior: Pole Foundation: 42 Inch (Unfinished)				
Base Cost	14.47		473	6,844
Mechanical Doors	325.00		2	650

County Multiplier = 1.38 => Cost New = 23,355
 Notes: 3636 - REMOVED MANUFACTURED

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 22,187
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 2 = 21,078

2017 Est. T.C.V. 009-022-017-00				=	293,839
Est. TCV/Total Floor Area = 176.59					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
123,400	123,400	123,400	104,350	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	23,500	0	0	939	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
146,900	146,900	146,900	105,289	105,289	105,289

Draft Record Card - Printed before March Board of Review

009-022-017-90 2017 Est. T.C.V. JACOBSON MICHAEL D & TANYA
 Property Class: 401 3726 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
SALES & 2013 EQ RATE			10.000	Acres	2,100	100		21,000
		10.00	Total Acres		Total Est.		Land Value =	21,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1695 SF Floor Area = 2035 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	50.85	0.00	0.83	1359	70,233
1	Story Siding	Crawl Space	43.92	-7.30	0.66	336	12,526

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s) 525.00 1 525

(14) Water/Sewer

Well, 50 Feet 1575.00 1 1,575
 1000 Gal Septic 2720.00 1 2,720

(15) Built-Ins & Fireplaces

Appliance Allowance 1235.00 1 1,235

(17) Garages

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

Base Cost 16.05 576 9,245
 Automatic Doors 350.00 1 350

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

Base Cost 9.30 1200 11,160
 No Floor Deduction -3.00 1200 -3,600

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

Base Cost 9.30 1200 11,160
 No Floor Deduction -3.00 1200 -3,600

County Multiplier = 1.38 => Cost New = 156,670

Phy/Ab.Phy/Func/Econ/Comb.%Good= 68/100/100/100/68.0, Depr.Cost = 106,536

ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 101,209

2017 Est. T.C.V. 009-022-017-90 = 122,209

Est. TCV/Total Floor Area = 60.05

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
58,100	58,100	58,100	41,328	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	0	371	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
61,100	61,100	61,100	41,699	41,699	41,699	

009-022-018-00 2017 Est. T.C.V. POPOUR DAWN C
 Property Class: 401 3910 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 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
Shed: Wood Frame	7.44	1.00	240	50	893
	Total Estimated Land Improvements True Cash Value =				893

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

(11) Heating System: Space Heater

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	53.49	-9.39	-1.89	672	28,365

Other Additions/Adjustments Rate Size Cost

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

(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 1,235.00 1 1,235

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County Multiplier = 1.38 => Cost New = 48,673

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 34,071
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 32,367

2017 Est. T.C.V. 009-022-018-00 = 61,760

Est. TCV/Total Floor Area = 91.90, Most recent sale 04/01/2010 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,400	31,400	31,400	25,424	0.90		
2017	New Eq.	Adj. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-500		0	0	228	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,900	30,900	30,900	25,652	25,652		0

009-022-019-00 2017 Est. T.C.V. DICKISON BARBARA G
 Property Class: 401 8230 W LOTAN 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		10.09 Acres			1900	100		19,179
		10.09 Total Acres					Total Est. Land Value =	19,179

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 816 SF Floor Area = 816 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Crawl Space	52.99	-8.91	0.66	576	25,770
1	Story Siding	Crawl Space	50.84	-8.91	0.66	240	10,222

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

(16) Deck/Balcony
 Treated Wood,Standard 6.50 200 1,300

(17) Garages **Draft Record Card - Printed before March Board of Review**

Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)				
Base Cost	12.04	576	6,935	
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)				
Base Cost	9.93	896	8,897	
Mechanical Doors	325.00	1	325	
Class:D Exterior: Pole Foundation: 42 Inch (Unfinished)				
Base Cost	14.36	480	6,893	
Automatic Doors	350.00	1	350	

County Multiplier = 1.38 => Cost New = 92,111

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 59,872
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 56,878

2017 Est. T.C.V. 009-022-019-00 = 76,057

Est. TCV/Total Floor Area = 93.21

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,900	40,900	40,900	33,566	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,900	0	302	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
38,000	38,000	38,000	33,868	33,868	33,868

009-022-020-00 2017 Est. T.C.V. DERUITER DONALD R & KAREN J TRUST
 Property Class: 401 3780 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 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 1S Cls C-5 Blt 1976

(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 Basement 60.01 0.00 0.00 1440 86,414

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish
 Basement Recreation Finish 11.45 720 8,244

(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
 Appliance Allowance 1915.00 1 1,915

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(16) Deck/Balcony
 Treated Wood,Standard 6.85 240 1,644
 Treated Wood,Standard 6.76 264 1,785

(17) Garages
 Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 10.10 864 8,726

(17) Basement Garages
 Basement Garage: 2 Car 2025.00 1 2,025

County Multiplier = 1.38 => Cost New = 162,527

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 105,643
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 100,361

2017 Est. T.C.V. 009-022-020-00 = 128,861

Est. TCV/Total Floor Area = 89.49

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
62,900	62,900	62,900	55,908	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	503	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
64,400	64,400	64,400	56,411	56,411	56,411

009-022-022-00 2017 Est. T.C.V. LAURENT TOM & TAMI
 Property Class: 401 8320 W LOTAN 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	19.74	Acres	2000	100		39,480
19.74 Total Acres Total Est. Land Value =								39,480

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	624	0	0
Shed: Wood Frame	10.52	1.00	384	95	3,839
Shed: Wood Frame	14.13	1.00	120	95	1,611
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 =					6,875

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1413 SF Floor Area = 1413 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 77.88 -11.19 0.00 1413 94,233

Other Additions/Adjustments Rate Size Cost
 (1) Exterior
 Stone Veneer 11.20 32 358

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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
 1000 Gal Septic 3550.00 1 3,550

(15) Built-Ins & Fireplaces
 Appliance Allowance 2610.00 1 2,610

(17) Garages
 Class:BC Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 19.34 832 16,091
 Common Wall: 1 Wall -1425.00 1 -1,425
 Automatic Doors 425.00 1 425
 No Floor Deduction -3.35 624 -2,090

County Multiplier = 1.38 => Cost New = 167,597

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 160,893

Separately Depreciated Items:

(16) Porches
 WCP (1 Story), Standard 20.47 408 8,352
 County Multiplier = 1.38 => Cost New = 11,525
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 5,186
 WCP (1 Story), Standard 40.94 52 2,129
 County Multiplier = 1.38 => Cost New = 2,938
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 1,322

Total Depreciated Cost = 167,401
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 159,031

Parcel Number: 009-022-022-00 Page: 2

Cost Est. for Res. Bldg: 2 Single Family MANU-BOCA/STATE Cls D Blt 2001

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1280 SF Floor Area = 1280 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1 Story Siding Piers 46.12 -11.42 0.66 1280 45,261

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

(16) Deck/Balcony
Roof Cover Only,Standard 10.00 192 1,920

(17) Garages
Class:D Exterior:Pole Foundation: 18 Inch (Unfinished)
Base Cost 12.04 576 6,935
Mechanical Doors 325.00 1 325

County Multiplier = 1.38 => Cost New = 83,484
Notes: 8350 W LOTAN RD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0, Depr.Cost = 72,631
ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 2 = 47,210

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Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2005

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
Mezzanine 1 Low Storage Base Rate = 9.70

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: 3,136 Perimeter: 232 Perim. Multiplier: 0.972
Refined Square Foot Cost for Upper Floors: 15.48

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 21.368
for Mezzanine 1 = 13.386

Total Floor Area: 3,136 Base Cost New of Upper Floors = 67,010
Mezzanine 1 Area: 192 Base Cost New of Mezzanine = 2,570

Reproduction/Replacement Cost = 69,580
Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0
Total Depreciated Cost = 50,097

<<<<<< Segregated Cost Computations >>>>>>

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

Item Description Cost # or Height Storys Base
Col. Rate SqFt Adj. Adj. Cost

Total Base Cost New = 0

Parcel Number: 009-022-022-00

Page: 3

County Multiplier: 1.38 Architectural Multiplier: 0.00 Combined: 0.000

Reproduction/Replacement Cost = 0
Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0
Total Depreciated Cost = 0

ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 55,107
Replacement Cost/Floor Area= 22.19 Est. TCV/Floor Area= 17.57

Total Estimated True Cash Value of Commercial/Industrial Buildings = 55,107

2017 Est. T.C.V. 009-022-022-00 = 307,703
Est. TCV/Total Floor Area = 52.79, Most recent sale 10/01/1999 for 35,590

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
145,100	145,100	145,100	107,612	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,800	0	0	968	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
153,900	153,900	153,900	108,580	108,580	65,148	

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009-022-022-50 2017 Est. T.C.V. SCHRYER AMANDA
 Property Class: 401 8500 W X 100 LOTAN 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	19.84	Acres	2000	100		39,680
19.84 Total Acres Total Est. Land Value =								39,680

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 2003

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1456 SF Floor Area = 2596 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	91.53	0.00	0.00	1456	133,268
1	Story Siding	Overhang	36.65	0.00	0.00	48	1,759

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
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(16) Porches

WCP (1 Story), Standard	17.58	416	7,313
WPP, Standard	7.10	784	5,566

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(17) Garages

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

Base Cost	16.54	784	12,967
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

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

Base Cost	9.30	1200	11,160
Mechanical Doors	325.00	1	325
No Floor Deduction	-3.00	1200	-3,600

County Multiplier = 1.38 => Cost New = 247,115

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 222,404
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 211,283

2017 Est. T.C.V. 009-022-022-50 = 250,963

Est. TCV/Total Floor Area = 96.67, Most recent sale 05/01/2001 for 44,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
119,200	119,200	119,200	99,910	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,300	0	899	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
125,500	125,500	125,500	100,809	100,809	100,809

009-023-001-00	2017 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
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 SURPLUS	1700/	60.00	Acres	1700	100			102,000
	60.00	Total Acres					Total Est. Land Value =	102,000

Ag. Bld 1	0, 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
4.45	0.946	1.154	0.00
			920
			1.38
			6,168
Phy/Ab.Phy/Func/Econ/Comb.%Good=	35/100/100/100/35.0,	Depr.Cost =	2,159
ECF (101 AGRICULTURE)	1.150 =>	TCV of Bldg: 1 =	2,483

Total Estimated True Cash Value of Agricultural Buildings = 2,483

2017 Est. T.C.V. 009-023-001-00 = 104,483

Est. TCV/Total Floor Area = 40.25

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
55,000	55,000	55,000	31,223	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,800	0	281	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
52,200	52,200	52,200	31,504	31,504	31,504

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009-023-002-00	2017 Est. T.C.V.	MANICK ELLEN
Property Class: 401		7347 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 18 - 29 Acres		10.00 Acres	3600		100			35,993
AG SW 2014 SURPLUS 1700/		10.00 Acres	1700		100		POND & UNFARMED AREA	17,000
		20.00 Total Acres					Total Est. Land Value =	52,993

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 1S Cls C Blt 2011

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1365 SF Floor Area = 1365 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.70	0.00	1.92	1365	89,571

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

Basement Recreation Finish	11.45	1000	11,450
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(13) Plumbing

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

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(14) Water/Sewer

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	24.05	150	3,608
WPP, Standard	12.58	134	1,686

(17) Garages

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

Base Cost	22.55	583	13,147
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 179,222

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 170,261
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 161,748

Ag. Bld 1 1971, Cylindrical Silo	Kind:Concrete Stave	Roof:Dome	Roof
Diameter	Height	Base Value	CountyMult.
16	40	13900	1.38
Phy/Ab.Phy/Func/Econ/Comb.%Good= 20/100/	1/100/0.2,	Depr.Cost =	38
ECF (RESIDENTIAL RURAL/ NON SUB)	1.100 => TCV of Bldg: 1 =		42

Ag. Bld 2 1970, 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

Parcel Number: 009-023-002-00 Page: 2

4.45 1.000 1.142 0.00 864 1.38 6,059
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 40/100/100/100/40.0, Depr.Cost = 2,424
 ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 2 = 2,666

Ag. Bld 3 1951, 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 1.062 0.00 1440 1.38 36,638
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/ 50/100/17.5, Depr.Cost = 6,412
 ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 3 = 7,053

Ag. Bld 4 1971, 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 0.946 0.991 0.00 2560 1.38 14,738
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 40/100/100/100/40.0, Depr.Cost = 5,895
 ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 4 = 6,485

Ag. Bld 5 1971, Lean-To Utility Shed, Lean-To 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
 3.15 0.946 1.161 0.00 1504 1.38 7,169
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 3,226
 ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 5 = 3,549

Ag. Bld 6 1973, 4 Wall Equipment Shelter 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
 4.57 1.038 0.947 0.00 3864 1.38 23,954
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 10,779
 ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 6 = 11,857

Total Estimated True Cash Value of Agricultural Buildings = 31,652

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2017 Est. T.C.V. 009-023-002-00 = 247,363
 Est. TCV/Total Floor Area = 181.22, Most recent sale 08/31/2016 for 250,000
 2016 Assessed MBOR S.E.V. Base for Cap C.P.I.
 122,900 122,900 122,900 92,353 0.90
 2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 123,700 0 122,900 0 31,347 0
 2017 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
 123,700 123,700 123,700 93,184 123,700 0

009-023-005-00 2017 Est. T.C.V. REIBEL LEIGHTON & VICTORIA (TRUST)
 Property Class: 401 7645 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 18	-29	@\$2000	26.67	Acres	2000	100		53,340
26.67 Total Acres Total Est. Land Value =								53,340

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	724	50	1,158
Total Estimated Land Improvements True Cash Value =					1,158

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

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1664 SF Floor Area = 1664 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Brick	Basement	61.66	0.00	0.97	1064	66,638
1	Story Brick	Crawl Space	61.66	-7.66	0.97	600	32,982

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 **Draft Record Card - Printed before March Board of Review**
 Appliance Allowance 1415.00 1 1,415
 Fireplace: Exterior 1 Story 3450.00 1 3,450

(16) Porches
 CCP (1 Story), Standard 37.36 48 1,793

(17) Garages
 Class:CD Exterior: Brick Foundation: 42 Inch (Unfinished)
 Base Cost 20.65 600 12,390
 Common Wall: 1.5 Wall -3325.00 1 -3,325

County Multiplier = 1.38 => Cost New = 167,558

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 108,912

Separately Depreciated Items:

(17) Garages
 Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 17.40 480 8,352
 County Multiplier = 1.38 => Cost New = 11,526
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = 9,912

Total Depreciated Cost = 118,825
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 112,883

2017 Est. T.C.V. 009-023-005-00 = 167,381

Est. TCV/Total Floor Area = 100.59

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
80,300	80,300	80,300	67,193	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,400	0	0	604	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-023-005-00

Page: 2

83,700	83,700	83,700	67,797	67,797	67,797
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Draft Record Card - Printed before March Board of Review

009-023-006-00 2017 Est. T.C.V. MCVICAR MICHELLE & BRIGGS BONNIE M
 Property Class: 401 7727 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 18	-29	@\$2000	26.67	Acres	2000	100		53,340
26.67 Total Acres Total Est. Land Value =								53,340

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.23	1.00	64	50	359
Total Estimated Land Improvements True Cash Value =					359

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1620 SF Floor Area = 1620 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	54.55	-11.19	0.00	1620	70,243

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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County Multiplier = 1.38 => Cost New = 108,652

Notes: 1969 REDMAN MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 81,489
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 52,968

2017 Est. T.C.V. 009-023-006-00 = 106,667

Est. TCV/Total Floor Area = 65.84

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
49,100	49,100	49,100	33,958	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,200	0	305	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,300	53,300	53,300	34,263	34,263	34,263	

009-023-007-00 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 66 - 120 Acres		58.00 Acres	3600		100			208,800
AG SW 2014 UNTILLABLE		24.89 Acres	1700		100			42,313
AG SW 2014 ROW		0.75 Acres	0		100			0
83.64 Total Acres Total Est. Land Value =								251,113

2017 Est. T.C.V. 009-023-007-00 = 251,113

Est. TCV/Total Floor Area = 155.01

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,300	75,300	75,300	39,030	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	50,300	0	0	351	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
125,600	125,600	125,600	39,381	39,381	39,381	

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009-023-007-90 2017 Est. T.C.V. STOUFFER ROBIN & AMBER
 Property Class: 401 7563 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	150.00	880.00	1.0000	1.0000	40	100		6,000
150 Actual Front Feet, 3.03 Total Acres Total Est. Land Value =								6,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.00	1214	93	4,076
Shed: Wood Frame	10.72	1.00	140	93	1,395
Shed: Wood Frame	12.07	1.00	80	93	898
Total Estimated Land Improvements True Cash Value =					6,369

< 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
Expando			23.10			72	1,663
Free Standing Roof			4.57			806	3,683

(2) Skirting
 Metal Enamel 5.70 144 821

(9) Foundation
 Foundation Wall: Concrete 6.92 0 0

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

(14) Water/Sewer
 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 29.63 72 2,133

(16) Breezeways
 Frame Wall,Finished 26.75 160 4,280

(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 17.55 576 10,109
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 75,287
 Notes: 1971 BROADMORE MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 47/100/100/100/47.0, Depr.Cost = 35,385
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 17,692

2017 Est. T.C.V. 009-023-007-90	=	30,061			
Est. TCV/Total Floor Area = 41.75, Most recent sale 12/01/2010 for 43,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
15,800	15,800	15,800	14,042	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-800	0	126	0

Parcel Number: 009-023-007-90

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,000	15,000	15,000	14,168	14,168	14,168

Draft Record Card - Printed before March Board of Review

009-023-008-00	2017 Est. T.C.V.	ARLENE 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 UNTILLED	2200	37.47	Acres	2200	100			82,434
		37.47	Total Acres				Total Est. Land Value =	82,434

2017 Est. T.C.V. 009-023-008-00 = 82,434

Est. TCV/Total Floor Area = 114.49, Most recent sale 12/31/2015 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,700	33,700	33,700	18,610	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,500	0	0	167	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,200	41,200	41,200	18,777	18,777	18,777	

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009-023-008-90 2017 Est. T.C.V. ANDERSON BILLIE JO
 Property Class: 401 3181 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	220.00	500.00	1.0000	1.0000	40	100		8,800
220 Actual Front Feet, 2.52 Total Acres Total Est. Land Value =								8,800

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	51.24	-13.01	0.66	792	30,801

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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County Multiplier = 1.38 => Cost New = 52,034

Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0, Depr.Cost = 43,709

Separately Depreciated Items: **Draft Record Card - Printed before March Board of Review**

(16) Deck/Balcony

Treated Wood,Standard	6.30	240	1,512
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County Multiplier = 1.38 => Cost New = 2,087

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 1,836

Total Depreciated Cost = 45,545

ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 29,604

2017 Est. T.C.V. 009-023-008-90 = 38,404

Est. TCV/Total Floor Area = 48.49, Most recent sale 06/21/2004 for 49,350

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,800	16,800	16,800	16,800	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	0	151	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,200	19,200	19,200	16,951	16,951	16,951	

009-023-008-95 2017 Est. T.C.V. BORGSTROM MICHAEL S
 Property Class: 401 3233 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	200.00	220.00	1.0000	1.0000	40	100		8,000
200 Actual Front Feet, 1.01 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D Blt 1992

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1280 SF Floor Area = 1280 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	46.12	-11.42	0.66	1280	45,261

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	525.00	1	525
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(14) Water/Sewer

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

(16) Deck/Balcony

Treated Wood w/Roof,Standard	15.60	256	3,994
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(17) Garages

Class:D	Exterior:	Pole	Foundation:	18 Inch	(Unfinished)
Base Cost	9.30	1200	11,160		
Mechanical Doors	325.00	1	325		

County Multiplier = 1.38 => Cost New = 91,645

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 73,316
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 47,655

2017 Est. T.C.V. 009-023-008-95					=	56,182
Est. TCV/Total Floor Area = 43.89, Most recent sale 07/01/2002 for 58,750						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,300	24,300	24,300	24,300	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,800	0	0	0	218	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,100	28,100	28,100	24,518	24,518	24,518	

009-023-009-25	2017 Est. T.C.V.	WHEELER DANIEL L
Property Class: 401		3391 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	18.18	Acres	2000	100		36,360
18.18 Total Acres								Total Est. Land Value = 36,360

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	320	50	550
Total Estimated Land Improvements True Cash Value =					550

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 = 1008 SF Floor Area = 1008 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.75	-9.27	0.00	1008	54,916

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
Appliance Allowance 1915.00 1 1,915

Draft Record Card - Printed before March Board of Review

(16) Porches
WPP, Standard 23.44 36 844

(16) Deck/Balcony
Treated Wood,Standard 8.87 78 692

(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
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)
Base Cost 10.13 1216 12,318

County Multiplier = 1.38 => Cost New = 118,492

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 84,129

Separately Depreciated Items:

(17) Garages
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)
Base Cost 10.13 1280 12,966
County Multiplier = 1.38 => Cost New = 17,894
Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 16,104

Total Depreciated Cost = 100,234
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 95,222

2017 Est. T.C.V. 009-023-009-25 = 132,132
Est. TCV/Total Floor Area = 131.08

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
63,200	63,200	63,200	51,886	0.90

Parcel Number: 009-023-009-25

Page: 2

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,900	0	0	466	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	66,100	66,100	66,100	52,352	52,352	52,352

Draft Record Card - Printed before March Board of Review

009-023-009-40 2017 Est. T.C.V. DYKGRAAF GARY M II & DIANE M
 Property Class: 401 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000			3.02 Acres		3000	100		9,060
			3.02 Total Acres				Total Est. Land Value =	9,060

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

Other Additions/Adjustments	Rate	Size	Cost

County Multiplier = 1.38 => Cost New = 0

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 0

Separately Depreciated Items:

(17) Garages

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

Base Cost	Rate	Size	Cost
	9.71	1680	16,313

County Multiplier = 1.38 => Cost New = 22,512

Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0, Depr.Cost = 20,486

Total Depreciated Cost = 20,486

ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 19,461

2017 Est. T.C.V. 009-023-009-40 28,521
 Est. TCV/Total Floor Area = 0.00, Most recent sale 05/01/2001 For 32,000
Draft Record Card - Printed before March Board of Review

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,700	13,700	13,700	9,328	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	
14,300	14,300	14,300	9,411	9,411		0

009-023-009-60 2017 Est. T.C.V. SIINO 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 3 - 7 @\$3000			6.37 Acres		3000	100		19,113
			6.37 Total Acres				Total Est. Land Value =	19,113

2017 Est. T.C.V. 009-023-009-60 = 19,113

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,600	9,600	9,600	5,129	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	46	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,600	9,600	9,600	5,175	5,175	0	

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009-023-009-80 2017 Est. T.C.V. DYKGRAAF GARY M II & DIANE M
 Property Class: 401 3313 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	317.91	285.00	1.0000	1.0000	40	100		12,716
318 Actual Front Feet, 2.08 Total Acres Total Est. Land Value =								12,716

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.07	1.00	80	50	483
Total Estimated Land Improvements True Cash Value =					483

< 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	Comp.Shingle	34.46	0.49	-6	980	32,225
Other Additions/Adjustments			Rate			Size	Cost
Free Standing Roof			4.57			400	1,828
(2) Skirting							
Brick/Stone Ven			8.55			168	1,436
(9) Foundation							
Foundation Wall: Concrete			6.92			0	0
(13) Plumbing							
Average Fixture(s)				530.00		1	530
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
(16) Deck/Balcony							
Pine w/Roof,Standard				19.10		96	1,834
(17) Garages							
Class:CD Exterior: Pole Foundation: 42 Inch (Unfinished)							
Base Cost				16.39		400	6,556
County Multiplier = 1.38 =>							Cost New = 68,915
Notes: 1987 REDMAN MH							
Phy/Ab.Phy/Func/Econ/Comb.%Good= 36/100/100/100/36.0,							Depr.Cost = 24,810
ECF (RESIDENTIAL RURAL/ NON SUB)				0.500 =>		TCV of Bldg: 1 =	12,405

2017 Est. T.C.V. 009-023-009-80 = 25,604
 Est. TCV/Total Floor Area = 26.13

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
13,400	13,400	13,400	13,356	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	-556	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,800	12,800	12,800	13,476	12,800	0

009-023-009-90 2017 Est. T.C.V. HILL GEOFFREY D
 Property Class: 401 3305 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 1 -	2.99	@\$5500	1.04	Acres	5500	100		5,720
1.04 Total Acres Total Est. Land Value =								5,720

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls D Blt 2009

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1200 SF Floor Area = 1800 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	59.50	-9.03	0.98	1200	61,740

Other Additions/Adjustments	Rate	Size	Cost
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(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

(16) Deck/Balcony
 Treated Wood,Standard 8.08 80 646

County Multiplier = 1.38 => Cost New = 94,449

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 51,947
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 46,752
 80 % Completed => Est. True Cash Value 2017 = 37,402

2017 Est. T.C.V. 009-023-009-90 = 43,122

Est. TCV/Total Floor Area = 23.96

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
21,400	21,400	21,400	10,870	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	97	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
21,600	21,600	21,600	10,967	10,967	10,967

009-023-009-95 2017 Est. T.C.V. HILL GEOFFREY D
 Property Class: 401 3309 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 1 -	2.99	@\$5500	1.04	Acres	5500	100		5,720
1.04 Total Acres Total Est. Land Value =								5,720

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.35	1.00	100	50	168
Total Estimated Land Improvements True Cash Value =					168

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

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

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

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

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	10.01	1200	12,012
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 17,025

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 15,323

ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 14,556

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2017 Est. T.C.V. 009-023-009-95 20,444

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/13/2004 for 2,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,900	12,900	12,900	9,540	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	300	3,000	0	65	2,219	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,200	10,200	10,200	7,386	7,386	7,386	

009-023-010-00 2017 Est. T.C.V. SIINO FAMILY TRUST
 Property Class: 401 3351 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 1 -	2.99	@\$5500	1.14	Acres	5500	100		6,270
			1.14	Total Acres			Total Est. Land Value =	6,270

Land Improvement Cost Estimates
 Land Improvment Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	146	94	519
Shed: Wood Frame	10.75	1.00	80	50	430
Total Estimated Land Improvements True Cash Value =					949

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 702 SF Floor Area = 702 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.29	-9.62	-0.21	702	38,231

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

(16) Breezeways
 Frame Wall,Finished 27.25 264 7,194

(17) Garages
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 23.25 352 8,184
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 20.66 493 10,185
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 97,510

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 69,232

Separately Depreciated Items:

(16) Porches
 CGEP (1 Story), Standard 27.20 306 8,323
 County Multiplier = 1.38 => Cost New = 11,486
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 10,337

Total Depreciated Cost = 79,569
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 75,591

2017 Est. T.C.V. 009-023-010-00 = 82,810

Est. TCV/Total Floor Area = 117.96

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
39,200	39,200	39,200	33,544	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,200	0	0	301	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-023-010-00

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41,400	41,400	41,400	33,845	33,845	0
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009-023-011-00 2017 Est. T.C.V. SCHUT RANDALL R
 Property Class: 401 3273 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	220.00	285.00	1.0000	1.0000	40	100		8,800
220 Actual Front Feet, 1.44 Total Acres Total Est. Land Value =								8,800

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	432	0	0
D/W/P: 4in Ren. Conc.	3.39	1.00	360	0	0
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 =					1,002

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D Blt 1988

(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	44.49	-10.81	0.66	1568	53,845

Other Additions/Adjustments Rate Size Cost

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

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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
 Fireplace: Prefab 1 Story 1330.00 1 1,330

(16) Porches
 WCP (1 Story), Standard 24.20 120 2,904

(17) Garages
 Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 10.95 720 7,884
 Mechanical Doors 325.00 2 650

County Multiplier = 1.38 => Cost New = 102,973
 Notes: 2012-03519 AFFMAN

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 82,378
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 53,546

2017 Est. T.C.V. 009-023-011-00 = 63,348
 Est. TCV/Total Floor Area = 40.40, Most recent sale 09/27/2012 for 68,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
27,400	27,400	27,400	26,596	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,300	0	0	239	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
31,700	31,700	31,700	26,835	26,835	26,835

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009-023-012-00 2017 Est. T.C.V. ROOT DEAN
 Property Class: 401 3333 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	210.00	220.00	1.0000	1.0000	40	100		8,400
210 Actual Front Feet, 1.06 Total Acres Total Est. Land Value =								8,400

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	1170	0	0
D/W/P: 4in Ren. Conc.	3.39	1.00	576	0	0
Shed: Wood Frame	8.52	1.00	140	87	1,037
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					1,987

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D Blt 1984

(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 0.66 938 35,100

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

(17) Garages
 Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 14.25 896 12,768
 Automatic Doors 350.00 2 700

County Multiplier = 1.38 => Cost New = 75,380
 Notes: 1984 MARLETTE MH - HUD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0, Depr.Cost = 55,781
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 36,258

2017 Est. T.C.V. 009-023-012-00 = 46,645
 Est. TCV/Total Floor Area = 49.73, Most recent sale 09/08/2015 for 20,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
20,400	20,400	20,400	20,400	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	183	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
23,300	23,300	23,300	20,583	20,583	0

009-023-014-00 2017 Est. T.C.V. MCCLURE DOUGLAS M & HEATHER S
 Property Class: 401 7680 W LOTAN 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	250.00	871.20	1.0000	1.0000	75	100		18,750
250 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								18,750

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	675	94	3,369
D/W/P: 3.5 Concrete	4.04	1.00	140	94	532
Total Estimated Land Improvements True Cash Value =					3,901

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1823 SF Floor Area = 2268 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	73.75	0.00	1.85	1823	137,819
1	Story Siding	Overhang	39.91	0.00	0.00	445	17,760

Other Additions/Adjustments Rate Size Cost

(1) Exterior							
Stone Veneer		11.20		235		2,632	

(13) Plumbing

Average Fixture(s)		1120.00		1		1,120	
2 Fixture Bath		2350.00		1		2,350	

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(14) Water/Sewer							
Well, 100 Feet		3050.00		1		3,050	
1000 Gal Septic		3550.00		1		3,550	

(15) Built-Ins & Fireplaces

Appliance Allowance		2610.00		1		2,610	
Fireplace: Prefab 1 Story		3630.00		1		3,630	

(16) Porches

CCP (1 Story), Standard		25.64		178		4,564	
WCP (1 Story), Standard		24.17		216		5,221	

(17) Garages

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

Base Cost		22.34		890		19,883	
Common Wall: 2 Wall		-2850.00		1		-2,850	
Automatic Doors		425.00		1		425	

County Multiplier = 1.38 => Cost New = 278,433

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 264,511
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 251,286

Ag. Bld 1 1974, 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	0.946	0.989	0.00	2736	1.38	35,678

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 12,487
 ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 13,736

Total Estimated True Cash Value of Agricultural Buildings = 13,736

2017 Est. T.C.V. 009-023-014-00 = 287,673

Parcel Number: 009-023-014-00

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Est. TCV/Total Floor Area = 126.84

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
136,300	136,300	136,300	114,198	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,500	0	0	1,027	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
143,800	143,800	143,800	115,225	115,225	115,225	

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009-023-014-05	2017 Est. T.C.V.	MCCLURE DOUGLAS M & HEATHER S
Property Class: 102		W LOTAN 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		34.70 Acres	3600	100				124,920
		34.70 Total Acres	Total Est. Land Value =					124,920

2017 Est. T.C.V. 009-023-014-05 = 124,920

Est. TCV/Total Floor Area = 55.08

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,200	64,200	64,200	18,276	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,700	0	0	164	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,500	62,500	62,500	18,440	18,440	18,440	

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009-023-014-50 2017 Est. T.C.V. VANDERMEULEN SCOTT
 Property Class: 102 6594 W LOTAN 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		20.00 Acres	3600		100			72,000
AG SW 2014 SURPLUS 1700/		19.70 Acres	1700		100			33,490
		39.70 Total Acres					Total Est. Land Value =	105,490

2017 Est. T.C.V. 009-023-014-50 = 105,490

Est. TCV/Total Floor Area = 46.51

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,700	54,700	54,700	20,828	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,000	0	0	187	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,700	52,700	52,700	21,015	21,015	21,015	

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009-023-015-00 2017 Est. T.C.V. KRAFVE LOIS A TRUST
 Property Class: 102 W LOTAN 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		40.00 Acres	3600	100				144,000
AG SW 2014 SURPLUS 1700/		40.00 Acres	1700	100				68,000
80.00 Total Acres Total Est. Land Value =								212,000

2017 Est. T.C.V. 009-023-015-00 = 212,000

Est. TCV/Total Floor Area = 93.47

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
110,000	110,000	110,000	26,849	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,000	0	0	241	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
106,000	106,000	106,000	27,090	27,090	27,090	

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009-023-016-00 2017 Est. T.C.V. CHRISTIE KEVIN P
 Property Class: 101 7180 W LOTAN 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		35.00 Acres	3600		100			126,000
AG SW 2014 UNTILLABLE		45.00 Acres	1700		100			76,500
		80.00 Total Acres					Total Est. Land Value =	202,500

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls D Blt 1988

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 884 SF Floor Area = 1547 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.75 Story Siding Slab 71.54 -9.74 1.15 884 55,648

Other Additions/Adjustments Rate Size Cost

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

(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

County Multiplier = 1.38 => Cost New = 86,323

Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0, Depr.Cost = 63,879
 ECF (101 AGRICULTURE) 0.800 => TCV of Bldg: 1 = 57,491

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Ag. Bld 1 0, 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 0.946 0.909 0.00 6400 1.38 76,707
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 62/100/ 50/100/31.0, Depr.Cost = 23,779
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 1 = 27,346

Total Estimated True Cash Value of Agricultural Buildings = 27,346

2017 Est. T.C.V. 009-023-016-00 = 287,337

Est. TCV/Total Floor Area = 185.74

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
146,500	142,000	142,000	83,511	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,700	0	0	751	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
143,700	143,700	143,700	84,262	84,262	84,262	84,262

009-023-017-00 2017 Est. T.C.V. TACOMA DAIRY INC
 Property Class: 102 W LOTAN 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		80.00 Acres			3600	100		288,000
		80.00 Total Acres					Total Est. Land Value =	288,000

2017 Est. T.C.V. 009-023-017-00 = 288,000

Est. TCV/Total Floor Area = 186.17, Most recent sale 02/12/2010 for 240,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
144,000	144,000	144,000	79,590	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	716	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
144,000	144,000	144,000	80,306	80,306	80,306

Draft Record Card - Printed before March Board of Review