

009-024-001-00 2017 Est. T.C.V. LEHMANN GARY L & DANA F
 Property Class: 102 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 30 - 65 ACRES		34.00 Acres	3600	100				122,400
AG SW 2014 ROW		4.00 Acres	0	100				0
AG SW 2014 UNTILLABLE		2.00 Acres	1700	100				3,400
40.00 Total Acres Total Est. Land Value =								125,800

Ag. Bld 1 1950, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost
 Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:
 Rate Height-%Adj Perim.-%Adj Heat-Adj Size CountyMult. Cost New
 10.10 1.154 0.973 0.00 2900 1.38 45,385
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 30/100/ 1/ 20/0.1, Depr.Cost = 27
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 1 = 31

Ag. Bld 2 1900, 4 Wall Barn, General Purpose Class:D,Pole Quality:Average
 Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:
 Rate Height-%Adj Perim.-%Adj Heat-Adj Size CountyMult. Cost New
 14.15 0.946 1.478 0.00 240 1.38 6,553
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/ 1/ 10/0.0, Depr.Cost = 2
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 2 = 3

Total Estimated True Cash Value of Agricultural Buildings = 34

2017 Est. T.C.V. 009-024-001-00 = 125,834

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
74,000	74,000	74,000	28,515	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-11,100	0	256	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBI
62,900	62,900	62,900	28,771	28,771	28,771

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009-024-002-00 2017 Est. T.C.V. ALLEN SCOTT & TAMMY
 Property Class: 401 6455 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	330.00	1312.30	1.0000	1.0000	65	100		21,450
330 Actual Front Feet, 9.94 Total Acres Total Est. Land Value =								21,450

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.39	1.00	432	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 1994

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2288 SF Floor Area = 2288 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	42.00	0.00	0.66	832	35,493
1	Story Siding	Crawl Space	42.00	-6.73	0.66	1456	52,314

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(17) Garages

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

Base Cost	9.30	1344	12,499
Automatic Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 151,195

Notes: REDMAN 112B4740

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = 130,027
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 84,518

2017 Est. T.C.V. 009-024-002-00 = 106,918
 Est. TCV/Total Floor Area = 46.73

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
46,700	46,700	46,700	46,700	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,800	0	0	420	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,500	53,500	53,500	47,120	47,120	47,120	

009-024-002-25 2017 Est. T.C.V. PEER SAMUEL T
 Property Class: 401 6401 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	330.00	1312.80	1.0000	1.0000	65	100		21,450
330 Actual Front Feet, 9.95 Total Acres Total Est. Land Value =								21,450

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+10 Blt 1996

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1296 SF Floor Area = 1296 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Basement 70.63 0.00 0.00 1296 91,536

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

(16) Porches

CCP (1 Story), Standard 28.51 110 3,136

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 19.27 572 11,022
 Common Wall: 1 Wall -1300.00 1 -1,300
 Mechanical Doors 350.00 1 350
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 9.71 1280 12,429
 Mechanical Doors 350.00 1 350
 No Floor Deduction -3.10 1280 -3,968

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County Multiplier = 1.38 => Cost New = 171,694

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 145,940

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood w/Roof,Standard 14.90 480 7,152
 County Multiplier = 1.38 => Cost New = 9,870
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 8,883

Total Depreciated Cost = 154,823
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 147,081

2017 Est. T.C.V. 009-024-002-25 = 168,531

Est. TCV/Total Floor Area = 130.04

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
79,900	79,900	79,900	68,169	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,400	0	0	613	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
84,300	84,300	84,300	68,782	68,782	68,782	

009-024-002-50	2017 Est. T.C.V.	LAKE CITY BOARDWALK ENTERPRISE LLC
Property Class: 401		6323 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	330.00	1313.50	1.0000	1.0000	65	100		21,450
330 Actual Front Feet, 9.95 Total Acres Total Est. Land Value =								21,450

Cost Est. for Res. Bldg: 1 Single Family MANU-NATIONAL Cls D Blt 1998

(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, 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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(17) Garages

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

Base Cost	9.30	1200	11,160
Mechanical Doors	325.00	1	325

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County Multiplier = 1.38 => Cost New = 87,445

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost = 71,705
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.550 => TCV of Bldg: 1 = 39,438

2017 Est. T.C.V. 009-024-002-50 = 60,888

Est. TCV/Total Floor Area = 50.07, Most recent sale 02/06/2012 for 55,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,700	26,700	26,700	23,369	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,700	0	0	210	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,400	30,400	30,400	23,579	23,579	0	

009-024-002-75 2017 Est. T.C.V. WALSH LAURI
 Property Class: 401 6229 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	330.00	1314.60	1.0000	1.0000	65	100		21,450
330 Actual Front Feet, 9.96 Total Acres Total Est. Land Value =								21,450

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1032 SF Floor Area = 1032 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	48.15	-9.38	-1.89	768	28,324
1	Story Siding	Crawl Space	48.15	-8.35	-1.89	264	10,008

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

(16) Deck/Balcony
 Treated Wood,Standard 6.66 180 1,199

County Multiplier = 1.38 => Cost New = 64,082

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 35,245
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 31,720

2017 Est. T.C.V. 009-024-002-75 = 53,170

Est. TCV/Total Floor Area = 51.52

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
26,500	26,500	26,500	14,947	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	100	0	0	134	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
26,600	26,600	26,600	15,081	15,081	15,081

009-024-003-00 2017 Est. T.C.V. DUTCHMAN PROPERTIES LLC
 Property Class: 102 3434 S MOREY 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			76.76 Acres		3600	100		276,336
			76.76 Total Acres				Total Est. Land Value =	276,336

2017 Est. T.C.V. 009-024-003-00 = 276,336

Est. TCV/Total Floor Area = 267.77, Most recent sale 05/04/2015 for 325,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
138,200	138,200	138,200	55,053	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	495	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
138,200	138,200	138,200	55,548	55,548	55,548	

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009-024-003-90 2017 Est. T.C.V. JENSEMA JEREMY & AMY
 Property Class: 401 3434 S MOREY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	253.00	251.61	1.0000	1.0000	40	100		10,120
253 Actual Front Feet, 1.46 Total Acres Total Est. Land Value =								10,120

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1947

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1762 SF Floor Area = 1762 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	54.53	-9.11	0.00	1762	80,030

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	28.26	96	2,713
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(17) Garages

Class:CD	Exterior: Block	Foundation: 18 inch (Unfinished)	Rate	Size	Cost
			14.76	806	11,897
			350.00	2	700

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County Multiplier = 1.42 => Cost New = 149,532

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 89,719
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 80,748

Ag. Bld 1 0, 4 Wall Utility Building Class:D,Pole Quality:Average							
Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:							
Rate Height-%Adj Perim.-%Adj Heat-Adj Size CountyMult. Cost New	7.60	0.946	0.956	0.00	3648	1.38	34,602
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 15,571							
ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 17,128							

Total Estimated True Cash Value of Agricultural Buildings = 17,128

2017 Est. T.C.V. 009-024-003-90 = 107,996

Est. TCV/Total Floor Area = 61.29, Most recent sale 06/27/2015 for 108,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
53,300	53,300	53,300	53,300	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	700	0	479	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
54,000	54,000	54,000	53,779	53,779	53,779

009-024-004-00 2017 Est. T.C.V. PETERSON LEWIS L &
 Property Class: 401 3264 S MOREY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99	@\$5500	1.00	Acres	5500	100		5,500
			1.00	Total Acres			Total Est. Land Value =	5,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1945

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	46.76	-8.04	0.66	1188	46,783

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(17) Garages

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

Base Cost	16.70	528	8,818
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => **Draft Record Card - Printed before March Board of Review** Cost New = 85,534

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 47,044

Separately Depreciated Items:

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)	3.97	288	1,143
County Multiplier = 1.38 =>		Cost New =	1,578
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Depr.Cost =	1,499

Total Depreciated Cost = 48,543

ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 43,688

2017 Est. T.C.V. 009-024-004-00 = 49,188

Est. TCV/Total Floor Area = 41.40

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,400	24,400	24,400	19,256	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	173	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,600	24,600	24,600	19,429	19,429	19,429	

009-024-005-00	2017 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 101		6551 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/	80.00	Acres	1700	100			136,000
	80.00	Total Acres					Total Est. Land Value =	136,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1332 SF Floor Area = 1716 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	96.05	0.00	0.00	384	36,883
1	Story Siding	Basement	60.76	0.00	0.00	288	17,499
1	Story Siding	Crawl Space	60.76	-8.61	0.00	660	34,419

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CPP, Standard	20,30	48	974
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County Multiplier = 1.38 => Cost New = 137,773

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 75,775
ECF (101 AGRICULTURE) 0.900 => TCV of Bldg: 1 = 68,198

Ag. Bld 1 1986, 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 1.000 0.942 0.00 4608 1.38 60,501
Phy/Ab.Phy/Func/Econ/Comb.%Good= 56/ 50/100/100/28.0, Depr.Cost = 16,940
ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 1 = 19,481

Ag. Bld 2 1950, 4 Wall Barn, General Purpose Class:C Quality:Low Cost
Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:
Rate Height-%Adj Perim.-%Adj Heat-Adj Size CountyMult. Cost New
15.40 1.000 1.084 0.00 1440 1.38 33,174
Phy/Ab.Phy/Func/Econ/Comb.%Good= 25/ 50/100/100/12.5, Depr.Cost = 4,147
ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 2 = 4,769

Ag. Bld 3 1972, 4 Wall Barn, General Purpose Class:C Quality:Low Cost
Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:
Rate Height-%Adj Perim.-%Adj Heat-Adj Size CountyMult. Cost New
15.40 1.000 1.017 0.00 2016 1.38 43,572
Phy/Ab.Phy/Func/Econ/Comb.%Good= 43/ 50/100/100/21.5, Depr.Cost = 9,368
ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 3 = 10,773

Ag. Bld 4 1972, 4 Wall Milking Parlor 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
14.52 0.946 1.434 0.00 256 1.38 6,959
Phy/Ab.Phy/Func/Econ/Comb.%Good= 43/ 50/100/100/21.5, Depr.Cost = 1,496
ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 4 = 1,721

Parcel Number: 009-024-005-00

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Ag. Bld 5 1981, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost
 Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:
 Rate Height-%Adj Perim.-%Adj Heat-Adj Size CountyMult. Cost New
 10.10 0.963 0.992 0.00 2400 1.38 31,956
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 51/100/100/100/51.0, Depr.Cost = 16,297
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 5 = 18,742

Ag. Bld 6 1983, 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 1.000 1.051 0.00 1480 1.38 21,680
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 53/100/100/100/53.0, Depr.Cost = 11,491
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 6 = 13,214

Ag. Bld 7 1966, Cylindrical Silo Kind:Concrete Stave Roof:No Roof
 Diameter Height Base Value CountyMult. Cost New
 16 40 13900 1.38 19,182
 Roof Adjustment Rate Area CountyMult. Cost New
 -7.75 201 1.38 -2,150
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 21/100/100/100/21.0, Depr.Cost = 3,577
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 7 = 4,113

Ag. Bld 8 1966, Cylindrical Silo Kind:Concrete Stave Roof:Dome Roof
 Diameter Height Base Value CountyMult. Cost New
 16 40 13900 1.38 19,182
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 21/100/100/100/21.0, Depr.Cost = 4,028
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 8 = 4,632

Ag. Bld 9 1986, 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 1.496 0.00 672 1.38 4,128
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/50/100/100/30.0, Depr.Cost = 1,238
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 9 = 1,424

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Ag. Bld 10 1900, 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 1.028 0.00 1800 1.38 44,331
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 20/100/ 10/100/2.0, Depr.Cost = 887
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 10 = 1,020

Ag. Bld 11 1986, Bunker or Trench Silo Construction:Tilt-Up Panels
 Rate Height Height-Adj. Length CountyMult. Cost New
 265.00 14 1.14 50 1.38 20,845
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 56/100/100/100/56.0, Depr.Cost = 11,673
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 11 = 13,424

Ag. Bld 12 1995, Bunker or Trench Silo Construction:Tilt-Up Panels
 Rate Height Height-Adj. Length CountyMult. Cost New
 265.00 14 1.14 36 1.38 15,008
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 10,506
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 12 = 12,082

Ag. Bld 13 1996, 4 Wall Utility Building Class:C Quality:Average
 Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:
 Rate Height-%Adj Perim.-%Adj Heat-Adj Size CountyMult. Cost New
 13.90 0.963 0.953 0.00 3840 1.38 67,600
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/ 30/100/100/21.6, Depr.Cost = 14,602
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 13 = 16,792

Total Estimated True Cash Value of Agricultural Buildings = 122,187

2017 Est. T.C.V. 009-024-005-00 = 326,385

Est. TCV/Total Floor Area = 190.20

Parcel Number: 009-024-005-00

Page: 3

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
151,800	151,800	151,800	120,785	0.90		
2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,400	0	0	1,087	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
163,200	163,200	163,200	121,872	121,872	121,872	

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009-024-007-00 2017 Est. T.C.V. MILLER CASEY JOHN
 Property Class: 102 3390 S GREEN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 8 - 17 Acres		4.00 Acres	3600		100			14,400
AG SW 2014 UNTILLED 2200		1.00 Acres	2200		100			2,200
AG SW 2014 SURPLUS 1700/		5.00 Acres	1700		100			8,500
10.00 Total Acres Total Est. Land Value =								25,100

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.70	1.00	200	94	1,448
Total Estimated Land Improvements True Cash Value =					1,448

2017 Est. T.C.V. 009-024-007-00	=	26,548			
Est. TCV/Total Floor Area = 15.47					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
19,200	19,200	19,200	9,012	0.90	
2017 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	-5,900	0	0	4,288	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
13,300	13,300	13,300	9,093	13,300	13,300

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009-024-008-00	2017 Est. T.C.V.	MILLER JOHN R TRUST
Property Class: 102		S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 30 - 65 ACRES		30.00 Acres			3600	100		108,000
		30.00 Total Acres					Total Est. Land Value =	108,000

2017 Est. T.C.V. 009-024-008-00 = 108,000

Est. TCV/Total Floor Area = 62.94

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,500	55,500	55,500	8,013	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-1,500	0	0	72	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,000	54,000	54,000	8,085	8,085	8,085	

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009-024-010-00 2017 Est. T.C.V. KOLODZIEJ EUGENE
 Property Class: 102 S GREEN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 18 - 29 Acres		10.00 Acres	3600		100			36,000
AG SW 2014 UNTILLABLE		10.00 Acres	1700		100			17,000
		20.00 Total Acres					Total Est. Land Value =	53,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.17	1.00	96	10	88
	Total Estimated Land Improvements True Cash Value =				88

2017 Est. T.C.V. 009-024-010-00 = 53,088

Est. TCV/Total Floor Area = 30.94

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,500	27,500	27,500	7,535	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	0	67	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,500	26,500	26,500	7,602	7,602	7,602	

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009-024-011-00	2017 Est. T.C.V.	MILLER JOHN R TRUST
Property Class: 402		S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	20.00	Acres	2000	100		40,000
			20.00	Total Acres			Total Est. Land Value =	40,000

2017 Est. T.C.V. 009-024-011-00 = 40,000

Est. TCV/Total Floor Area = 23.31

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	8,175	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	73	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	8,248	8,248	8,248	

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009-024-013-00 2017 Est. T.C.V. CHRISTIE JOSEPH E
 Property Class: 101 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		30.00 Acres	3600		100			108,000
AG SW 2014 SURPLUS 1700/		50.00 Acres	1700		100			85,000
		80.00 Total Acres					Total Est. Land Value =	193,000

Ag. Bld	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
4.45	0.963	0.992	0.00
		2400	
		1.38	
			Cost New
			14,080
Phy/Ab.Phy/Func/Econ/Comb.%Good=	35/100/	80/100/28.0,	Depr.Cost =
ECF (101 AGRICULTURE)		1.150 =>	TCV of Bldg: 1 =
			4,534

Total Estimated True Cash Value of Agricultural Buildings = 4,534

2017 Est. T.C.V. 009-024-013-00 = 197,534

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
102,300	102,300	102,300	31,223	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,500	0	281	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
98,800	98,800	98,800	31,504	31,504	31,504

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009-024-014-00	2017 Est. T.C.V.	ECKHOUT GARY P & VALERIE J
Property Class: 401		6860 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 3 - 7 @\$3000			4.03 Acres		3000	100		12,087
		4.03	Total Acres				Total Est. Land Value =	12,087

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1926

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1102 SF Floor Area = 1378 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Mich Bsmnt.	67.57	-4.27	0.00	1102	69,757

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2895.00	1	2,895

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	7.95	100	795
Treated Wood,Standard	14.09	24	338

County Multiplier = 1.38 => Draft Record Card - Printed before March Board of Review

Cost New = 110,821

Phy/Ab.Phy/Func/Econ/Comb.%Good= 62/100/100/100/62.0, Depr.Cost = 68,709

Separately Depreciated Items:

(17) Garages

Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.30	1440	13,392

County Multiplier = 1.38 => Cost New = 18,481

Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 8,316

Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.95	720	7,884

County Multiplier = 1.38 => Cost New = 10,880

Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 4,896

Total Depreciated Cost = 81,921

ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 77,825

2017 Est. T.C.V. 009-024-014-00 = 89,912

Est. TCV/Total Floor Area = 65.25, Most recent sale 08/01/2000 for 106,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,600	42,600	42,600	37,195	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,400	0	334	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,000	45,000	45,000	37,529	37,529	37,529	

009-024-014-20 2017 Est. T.C.V. NEBLOCK THOMAS & MOLLY TRUSTS
 Property Class: 102 S GREEN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 8 - 17 Acres		15.00 Acres	3600		100			54,000
AG SW 2014 SURPLUS 1700/		18.38 Acres	1700		100			31,246
33.38 Total Acres Total Est. Land Value =								85,246

2017 Est. T.C.V. 009-024-014-20 = 85,246

Est. TCV/Total Floor Area = 61.86, Most recent sale 04/01/2001 for 47,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
44,300	44,300	44,300	32,229	0.90		
2017	New Eq.	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,700		0	0	290	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,600	42,600	42,600	32,519	32,519	32,519	

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009-024-014-60	2017 Est. T.C.V.	NEBLOCK THOMAS & MOLLY TRUSTS
Property Class: 401		3845 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7	@\$3000		5.07	Acres	3000	100		15,210
			5.07	Total Acres			Total Est. Land Value =	15,210

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	400	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	432	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	275	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 2001

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1456 SF Floor Area = 2184 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1.5 Story Siding Basement 80.33 0.00 0.00 1456 116,960

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

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

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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

(16) Porches
WCP (1 Story), Standard 20.35 240 4,884

(16) Deck/Balcony
Treated Wood,Standard 6.58 323 2,125
Roof Cover Only,Standard 9.20 400 3,680

(17) Garages
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 17.84 672 11,988
Common Wall: 1 Wall -1300.00 1 -1,300
Automatic Doors 375.00 1 375
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)
Base Cost 10.13 1280 12,966
Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 225,892

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 203,303
ECF (101 AGRICULTURE) 0.950 => TCV of Bldg: 1 = 193,137

2017 Est. T.C.V. 009-024-014-60 = 210,722
Est. TCV/Total Floor Area = 96.48, Most recent sale 08/01/2000 for 58,500
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.
165,100 165,100 165,100 62,972 0.90

Parcel Number: 009-024-014-60

Page: 2

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	105,400	0	165,100	0	-43,222	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	105,400	105,400	105,400	63,538	63,538	0

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009-024-014-90	2017 Est. T.C.V.	NEBLOCK THOMAS & MOLLY TRUSTS
Property Class: 102		3845 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 30 - 65 ACRES		36.59 Acres	3600	100				131,724
		36.59 Total Acres	Total Est. Land Value =					131,724

2017 Est. T.C.V. 009-024-014-90	=	131,724			
Est. TCV/Total Floor Area = 60.31					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	43,788	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
65,900	0	0	44,182	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
65,900	65,900	65,900	44,182	44,182	44,182

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009-024-015-00 2017 Est. T.C.V. FRIENDS MINISTRY
 Property Class: 700 3636 S MOREY 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		23.00 Acres	3600	100				82,800
AG SW 2014 SURPLUS 1700/		20.00 Acres	1700	100				34,000
		43.00 Total Acres					Total Est. Land Value =	116,800

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.59	1.00	80	50	384
Shed: Wood Frame	8.68	1.00	128	50	555
	Total Estimated Land Improvements True Cash Value =				939

Ag. Bld 1 2012, 4 Wall Greenhouse, Shade Class:S Quality:Average
 Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:
 Rate Height-%Adj Perim.-%Adj Heat-Adj Size CountyMult. Cost New
 6.00 1.077 1.028 0.00 2100 1.38 19,251
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 18,481
 ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 20,329

Ag. Bld 2 2012, 4 Wall Greenhouse, Shade Class:S Quality:Average
 Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:
 Rate Height-%Adj Perim.-%Adj Heat-Adj Size CountyMult. Cost New
 6.00 1.038 1.215 0.00 576 1.38 6,015
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0, Depr.Cost = 5,654
 ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 2 = 6,219

Ag. Bld 3 2013, 4 Wall Greenhouse, Shade Class:S Quality:Average
 Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:
 Rate Height-%Adj Perim.-%Adj Heat-Adj Size CountyMult. Cost New
 6.00 1.077 1.106 0.00 1152 1.38 11,362
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 10,907
 ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 3 = 11,998

Total Estimated True Cash Value of Agricultural Buildings = 38,546

2017 Est. T.C.V. 009-024-015-00 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 01/15/2010 for 200,000

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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009-024-015-60 2017 Est. T.C.V. FRIENDS MINISTRY
 Property Class: 401 3636 S MOREY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	195.00	335.00	1.0000	1.0000	40	100		7,800
195 Actual Front Feet, 1.50 Total Acres Total Est. Land Value =								7,800

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1989

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2080 SF Floor Area = 2080 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	42.56	-7.88	0.66	2080	73,507

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	1235.00	1	1,235
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(16) Porches

CGEP (1 Story), Standard	31.60	180	5,688
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(17) Garages

Class:D	Exterior: Pole	Foundation: 18 inch (Unfinished)	Base Cost	Size	Cost
			9.30	1200	11,160
			325.00	2	650

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County Multiplier = 1.38 => Cost New = 136,220

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost = 111,700
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 106,115

2017 Est. T.C.V. 009-024-015-60 = 113,915

Est. TCV/Total Floor Area = 54.77

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,800	53,800	53,800	50,781	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	0	457	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,000	57,000	57,000	51,238	51,238	0	

009-024-015-65	2017 Est. T.C.V.	FENBY MAX & TERESA L
Property Class: 102		3636 S MOREY RD A/K/A/ M 66
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 125/FF	100.00	1322.00	1.0000	1.0000	125	100		12,500
100 Actual Front Feet, 3.04 Total Acres				Total Acres	Total Est. Land Value =			12,500

2017 Est. T.C.V. 009-024-015-65 = 12,500

Est. TCV/Total Floor Area = 6.01

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,300	6,300	6,300	3,510	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	31	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,300	6,300	6,300	3,541	3,541	3,541	

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009-024-015-70 2017 Est. T.C.V. FRIENDS MINISTRY
Property Class: 700 3728 S MOREY RD
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors * M 66

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	300.00	0.00	1.0000	1.0000	100	100		30,000
Residentia 3 - 7 @\$3000			7.32 Acres		3000	100		21,951
300 Actual Front Feet, 7.32 Total Acres Total Est. Land Value =								51,951

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	23500	50	17,743
Total Estimated Land Improvements True Cash Value =					17,743

< Cost Estimates for Res. Building: 1 Mobile Home Class: Low Quality >

(11) Heating System: Forced Warm Air

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	31.07	0.00	0	660	20,506

Other Additions/Adjustments Rate Size Cost

(9) Foundation

Foundation Wall: Concrete		7.13		0		0	
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County Multiplier = 1.38 => Cost New = 28,299

Phy./Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 9,904
ECF (201A GENERAL COMMERCIAL) 0.650 => TCV of Bldg: 1 = 6,438

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

Description of Occupancy: TWICE AS NICE

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Costs are taken from the Store, Warehouse Discount cost schedules.

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

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

Base Rate for Upper Floors = 26.80

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 26.80

1 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 0 Height per Story Multiplier: 0.890

Ave. Floor Area: 8,740 Perimeter: 472 Perim. Multiplier: 0.976

Refined Square Foot Cost for Upper Floors: 23.28

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 32.126

Total Floor Area: 8,740 Base Cost New of Upper Floors = 280,779

Reproduction/Replacement Cost = 280,779

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

Total Depreciated Cost = 137,582

ECF (201A GENERAL COMMERCIAL) 1.070 => TCV of Bldg: 1 = 147,213

Replacement Cost/Floor Area= 32.13 Est. TCV/Floor Area= 16.84

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0

Description of Occupancy: FRIENDS MINISTRY

Costs are taken from the Store, Warehouse Discount cost schedules.

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

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

Parcel Number: 009-024-015-70

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Base Rate for Upper Floors = 25.25

Adjusted Square Foot Cost for Upper Floors = 25.25

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 0 Height per Story Multiplier: 0.890
Ave. Floor Area: 2,640 Perimeter: 212 Perim. Multiplier: 1.087
Refined Square Foot Cost for Upper Floors: 24.43

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 33.710

Total Floor Area: 2,640 Base Cost New of Upper Floors = 88,995
Reproduction/Replacement Cost = 88,995
Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0
Total Depreciated Cost = 43,607
ECF (201A GENERAL COMMERCIAL) 1.070 => TCV of Bldg: 2 = 46,660
Replacement Cost/Floor Area= 33.71 Est. TCV/Floor Area= 17.67

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0
Description of Occupancy: BUILDING @ REAR/WEST

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

Base Rate for Upper Floors = 14.75

Adjusted Square Foot Cost for Upper Floors = 14.75

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1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 12 Height per Story Multiplier: 1.040
Ave. Floor Area: 1,718 Perimeter: 95 Perim. Multiplier: 0.923
Refined Square Foot Cost for Upper Floors: 14.16

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 19.539

Total Floor Area: 1,718 Base Cost New of Upper Floors = 33,568
Reproduction/Replacement Cost = 33,568
Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0
Total Depreciated Cost = 30,883

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
/CI4/ROOC/ALUSCCOTPBBL	3.30	427	1.38 1.00	100	1,945

ECF (201A GENERAL COMMERCIAL) 1.070 => TCV of Bldg: 3 = 35,125
Replacement Cost/Floor Area= 20.67 Est. TCV/Floor Area= 20.45

Total Estimated True Cash Value of Commercial/Industrial Buildings = 228,998

2017 Est. T.C.V. 009-024-015-70 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/01/2000 for 80,000

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

009-024-015-80 2017 Est. T.C.V. HILL JOHN & MICHELLE
 Property Class: 401 3580 S MOREY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	500.00	1319.87	1.0000	0.0000	100	100*		0
Residentia 8 - 17 @\$1900	15.15 Acres		1900	100				28,785
* denotes lines that do not contribute to the total acreage calculation.								
500 Actual Front Feet, 15.15 Total Acres Total Est. Land Value =								28,785

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
D/W/P: Asphalt Paving	1.61	1.00	2000	0	0
Fencing: Wire Mesh, #9	1.90	1.00	240	0	0
Fencing: Wd, Split, 2 Rail	8.01	1.00	50	0	0
Shed: Wood Frame	9.54	1.00	218	50	1,040
Shed: Wood Frame	9.49	1.00	224	50	1,063
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 =					4,478

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1982

(11) Heating System: Forced Hot Water
 Ground Area = Size for Rates = 1187 SF Floor Area = 1187 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	65.15	0.00	1.11	923	61,158
1	Story Siding	Slab	65.15	-11.37	1.11	264	14,491

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Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Brick Veneer	8.25	396	3,267
(9) Basement Finish			
Basement Recreation Finish	11.45	1000	11,450
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
(14) Water/Sewer			
Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 2 Story	4650.00	1	4,650
Fireplace: Wood Stove	1350.00	1	1,350
(16) Porches			
WGEP (1 Story), Shallow	30.17	168	5,069
WPP, Standard	12.61	133	1,677
(16) Deck/Balcony			
Treated Wood,Standard	6.85	240	1,644
(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	22.65	576	13,046
Automatic Doors	375.00	2	750
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			

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Base Cost	11.46	787	9,019
Mechanical Doors	350.00	1	350
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	11.00	864	9,504
Mechanical Doors	350.00	1	350
No Floor Deduction	-3.15	864	-2,722

County Multiplier = 1.38 => Cost New = 199,808

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 139,866
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 132,872

2017 Est. T.C.V. 009-024-015-80 = 166,135

Est. TCV/Total Floor Area = 139.96, Most recent sale 11/10/2016 for 185,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
70,700	70,700	70,700	56,168	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
10,300	2,100	0	10,300	16,632	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,100	83,100	83,100	66,973	83,100	83,100	

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009-024-016-00	2017 Est. T.C.V.	KOBISKA BASIL & ETHEL TRUST
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 18	-29	@\$2000	19.36	Acres	2000	100		38,720
			19.36	Total Acres			Total Est. Land Value =	38,720

2017 Est. T.C.V.	009-024-016-00	=	38,720		
Est. TCV/Total Floor Area	= 32.62				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
19,400	19,400	19,400	8,658	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	77	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
19,400	19,400	19,400	8,735	8,735	0

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009-024-016-50	2017 Est. T.C.V.	HOLTON'S L P GAS CO LAKE CITY
Property Class: 202		3922 S MOREY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRAGE C 40/FF	75.00	656.00	1.0000	1.0000	40	100		3,000
75 Actual Front Feet, 1.13 Total Acres							Total Est. Land Value =	3,000

2017 Est. T.C.V. 009-024-016-50 = 3,000

Est. TCV/Total Floor Area = 2.53

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,500	1,500	1,500	1,500	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	1,513	1,500	0	

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009-024-016-60 2017 Est. T.C.V. DRYER SHAWN & JUANITA
 Property Class: 401 S MOREY RD A/K/A M 66
 Map #: LAKE TOWNSHIP LAKE 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	330.00	1.0000	1.0000	40	100		14,440
361 Actual Front Feet, 2.73 Total Acres Total Est. Land Value =								14,440

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

(11) Heating System: Forced Air w/ Ducts

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

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

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

Base Cost	9.30	2048	19,046
Mechanical Doors	325.00	2	650

County Multiplier = 1.38 => Cost New = 27,181

Lump Sum Item(s):

48 SQ FT FV SHED	1.00	200.0	200
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Notes: POLE BARN

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 26,012

Separately Depreciated Items:

Unit-in-Place Cost Items:

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ROOF STRUCT. (SQ FT)	3,97	384	1,524
County Multiplier = 1.38 =>		Cost New =	2,104
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,		Depr.Cost =	1,788

Total Depreciated Cost = 27,800
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 26,410

2017 Est. T.C.V. 009-024-016-60 = 40,850

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/06/2013 for 35,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,600	19,600	19,600	18,953	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	800	0	0	170	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,400	20,400	20,400	19,123	19,123	0	

009-024-016-75	2017 Est. T.C.V.	HOLTON'S LP GAS CO LAKE CITY
Property Class: 201		3960 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRAGE C	40/FF	656.00	330.00	1.0000	1.0000	40	100	26,240
656 Actual Front Feet, 4.97 Total Acres								Total Est. Land Value = 26,240

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.42	8505	50	9,118
D/W/P: 5in Ren. Conc.	4.07	1.42	2000	50	5,779
Fencing: Wire Mesh, #9	1.87	1.42	1280	50	1,699
Total Estimated Land Improvements True Cash Value =					16,597

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1987
 Description of Occupancy: CAL 196

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

Base Rate for Upper Floors = 40.20

(10) Heating system: Package Heating & Cooling Cost/SqFt: 3.05 100%
 Adjusted Square Foot Cost for Upper Floors = 43.25

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 8 Height per Story Multiplier: 0.920
 Ave. Floor Area: 1,584 Perimeter: 160 Perim. Multiplier: 1.164
 Refined Square Foot Cost for Upper Floors: 46.32

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County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 65.768

Total Floor Area: 1,584 Base Cost New of Upper Floors = 104,177
 Reproduction/Replacement Cost = 104,177
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0
 Total Depreciated Cost = 77,091

<<<<< Segregated Cost Computations >>>>>
 Costs taken from Segregated Cost Section 3: Stores & Commercial

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost
(39) Miscellaneous						
Canopies & Marquees:						
Wood Frame	2	Up 20.25	400	1.000	1.000	8100
Total Base Cost of Lump-Sum Items =						8100
Total Base Cost New =						8100
County Multiplier: 1.42 Architectural Multiplier: 0.50 Combined: 0.710						

Reproduction/Replacement Cost = 5,751
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0
 Total Depreciated Cost = 4,256

Unit in Place Items Rate Quantity Cnty Arch %Good Depr.Cost
 /CI11/WELSP/60000 142000.00 2 1.42 0.50 50 100,820

ECF (201A GENERAL COMMERCIAL) 1.070 => TCV of Bldg: 1 = 194,918
 Replacement Cost/Floor Area= 196.70 Est. TCV/Floor Area= 123.05

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1987

Parcel Number: 009-024-016-75

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Description of Occupancy: CAL 168 - REPAIR GARAGE

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

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

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

Base Rate for Upper Floors = 14.75

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%

Adjusted Square Foot Cost for Upper Floors = 14.75

1 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 12 Height per Story Multiplier: 1.040

Ave. Floor Area: 1,584 Perimeter: 160 Perim. Multiplier: 1.043

Refined Square Foot Cost for Upper Floors: 16.00

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 22.079

Total Floor Area: 1,584 Base Cost New of Upper Floors = 34,974

Reproduction/Replacement Cost = 34,974

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0

Total Depreciated Cost = 18,886

ECF (201A GENERAL COMMERCIAL) 1.070 => TCV of Bldg: 2 = 20,208

Replacement Cost/Floor Area= 22.08 Est. TCV/Floor Area= 12.76

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1987

Description of Occupancy: CAL 168 FILING STATION

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

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

Class: C Quality: Average Percent Adj: +0

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Base Rate for Upper Floors = 21.70

Adjusted Square Foot Cost for Upper Floors = 21.70

1 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 8 Height per Story Multiplier: 0.960

Ave. Floor Area: 784 Perimeter: 112 Perim. Multiplier: 1.153

Refined Square Foot Cost for Upper Floors: 24.02

County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 34.107

Total Floor Area: 784 Base Cost New of Upper Floors = 26,740

Reproduction/Replacement Cost = 26,740

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0

Total Depreciated Cost = 19,788

ECF (201A GENERAL COMMERCIAL) 1.070 => TCV of Bldg: 3 = 21,173

Replacement Cost/Floor Area= 34.11 Est. TCV/Floor Area= 27.01

Total Estimated True Cash Value of Commercial/Industrial Buildings = 236,299

2017 Est. T.C.V. 009-024-016-75 = 279,136

Est. TCV/Total Floor Area = 70.63

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
137,900	137,900	137,900	131,060	0.90		
2017 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	1,700	0	0	1,179	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
139,600	139,600	139,600	132,239	132,239	0	

009-024-016-85 2017 Est. T.C.V. KOOPMAN RANDY W & MARCIA S
 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 3 - 7 @\$3000			7.95 Acres		3000	100		23,850
			7.95 Total Acres				Total Est. Land Value =	23,850

2017 Est. T.C.V. 009-024-016-85 = 23,850

Est. TCV/Total Floor Area = 6.03, Most recent sale 06/26/2009 for 51,000

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	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,900	11,900	11,900	12,007	11,900	0

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009-024-016-90 2017 Est. T.C.V. KOOPMAN RANDY W & MARCIA S
 Property Class: 401 6240 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	300.00	297.00	1.0000	1.0000	40	100		12,000
300 Actual Front Feet, 2.04 Total Acres Total Est. Land Value =								12,000

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 = 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
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(13) Plumbing

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

(14) Water/Sewer

Well, 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: 42 Inch (Unfinished)

Base Cost	22.80	336	7,661
Common Wall: 1 Wall	-1175.00	1	-1,175

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County Multiplier = 1.38 => Cost New = 77,538

Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/ 90/66.6, Depr.Cost = 51,640
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 49,058

2017 Est. T.C.V. 009-024-016-90 = 61,058

Est. TCV/Total Floor Area = 57.82, Most recent sale 06/26/2009 for 51,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,100	29,100	29,100	25,572	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,400		0	0	230	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,500	30,500	30,500	25,802	25,802		0

009-024-017-00 2017 Est. T.C.V. FAGERMAN SCOTT M
 Property Class: 401 3880 S MOREY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	295.00	330.00	1.0000	1.0000	40	100		11,800
295 Actual Front Feet, 2.23 Total Acres Total Est. Land Value =								11,800

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	8.76	1.00	64	50	280
Total Estimated Land Improvements True Cash Value =					280

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1616 SF Floor Area = 1616 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	54.56	-7.72	0.00	1616	75,693

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

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Appliance Allowance	1415.00	1	1,415
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(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 = 128,463

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 83,501
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 79,326

2017 Est. T.C.V. 009-024-017-00 = 91,406

Est. TCV/Total Floor Area = 56.56, Most recent sale 03/30/2007 for 66,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
43,300	43,300	43,300	37,529	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,400	0	0	337	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,700	45,700	45,700	37,866	37,866	37,866

009-024-018-00	2017 Est. T.C.V.	CHRISTIE JOSEPH E
Property Class: 101		6490 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		12.00 Acres	3600	100				43,200
AG SW 2014 SURPLUS 1700/		23.00 Acres	1700	100				39,100
		35.00 Total Acres					Total Est. Land Value =	82,300

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 CD Blt 1977

(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	Crawl Space	57.07	-8.29	0.00	1232	60,097

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
2 Fixture Bath	1325.00	1	1,325

(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2895.00	1	2,895

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(15) Built-Ins & Fireplaces

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

Pine w/Roof, Standard	14.00	352	4,928
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(17) Garages

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

Base Cost	15.30	720	11,016
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 116,239

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 75,555
 ECF (101 AGRICULTURE) 0.800 => TCV of Bldg: 1 = 60,444

2017 Est. T.C.V. 009-024-018-00 = 143,694

Est. TCV/Total Floor Area = 116.63

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
73,400	73,400	73,400	45,747	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,600	0	411	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
71,800	71,800	71,800	46,158	46,158	46,158	

009-024-019-00 2017 Est. T.C.V. CHRISTIE JOSEPH H
 Property Class: 401 6350 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 3 - 7 @\$3000			4.99 Acres		3000	100		14,970
			4.99 Total Acres				Total Est. Land Value =	14,970

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.18	1.00	280	50	1,005
					Total Estimated Land Improvements True Cash Value = 1,005

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D Blt 1945

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1862 SF Floor Area = 1862 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	43.25	-7.12	0.66	1063	39,108
1	Story Siding	Piers	43.25	-10.32	0.66	799	26,838

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

(16) Porches
 WCP (1 Story), Standard 17.83 280 4,992

(16) Deck/Balcony
 Roof Cover Only, Standard 9.35 248 2,319

(17) Garages
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 11.22 756 8,482
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 122,813

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 73,688
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 47,897

2017 Est. T.C.V. 009-024-019-00 = 63,872

Est. TCV/Total Floor Area = 34.30

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
28,100	28,100	28,100	28,100	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,800	0	252	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
31,900	31,900	31,900	28,352	28,352	28,352

009-025-001-00	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	143.34	Acres	2200	100			315,350
	143.34	Total Acres					Total Est. Land Value =	315,350

2017 Est. T.C.V. 009-025-001-00 = 315,350

Est. TCV/Total Floor Area = 169.36, Most recent sale 12/31/2015 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
129,000	129,000	129,000	61,646	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	28,700	0	0	554	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
157,700	157,700	157,700	62,200	62,200	62,200	

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009-025-001-80	2017 Est. T.C.V.	UNISITE INC
Property Class: 203		6489 W LOTAN RD
Map #:	LAKE TOWNSHIP	MC BAIN, MI 49657

Land Value Estimates for Land Table Ag 1 .A - Agriculture
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 3	-7 Acres		3.23 Acres		3600	100		11,628
		3.23	Total Acres				Total Est. Land Value =	11,628

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2000
Description of Occupancy: AT BASE OF STEEL TOWER

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

Base Rate for Upper Floors = 14.75
Adjusted Square Foot Cost for Upper Floors = 14.75

0 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 0 Height per Story Multiplier: 0.960
Ave. Floor Area: 0 Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 14.16

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 19.541

Total Floor Area: 0 Base Cost New of Upper Floors = 0
Reproduction/Replacement Cost = 0
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
Total Depreciated Cost = 0

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Unit in Place Items	Rate	Quantity	Cnty	Arch	%Good	Depr.Cost
COM TOWER STEEL 181FT COST	1.00	80220	1.38	1.00	100	110,704

ECF (201A GENERAL COMMERCIAL) 1.070 => TCV of Bldg: 1 = 118,453

Total Estimated True Cash Value of Commercial/Industrial Buildings = 118,453

2017 Est. T.C.V. 009-025-001-80 = 130,081
Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
15,900	15,900	15,900	13,148	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
14,504	34,596	14,504	118	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
65,000	65,000	65,000	27,770	27,770	0

009-025-001-85 2017 Est. T.C.V. ANDERSON SCOTT & THERESE
 Property Class: 201 S MOREY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	330.00	1470.00	1.0000	0.0000	50	100*		0
Residentia LTDACCESS@	11.14	Acres	1200	100				13,363
* denotes lines that do not contribute to the total acreage calculation.								
330 Actual Front Feet, 11.14 Total Acres Total Est. Land Value =								13,363

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.38	3000	50	7,825
Total Estimated Land Improvements True Cash Value =					7,825

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

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

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

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

Base Rate for Upper Floors = 11.65

Adjusted Square Foot Cost for Upper Floors = 11.65

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 12 Height per Story Multiplier: 1.040
 Ave. Floor Area: 1,800 Perimeter: 180 Perim. Multiplier: 1.040
 Refined Square Foot Cost for Upper Floors: 12.60

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 17.389

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Total Floor Area: 1,800 Base Cost New of Upper Floors = 31,300

Reproduction/Replacement Cost = 31,300

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0

Total Depreciated Cost = 16,902

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 1 = 16,564

Replacement Cost/Floor Area= 17.39 Est. TCV/Floor Area= 9.20

Total Estimated True Cash Value of Commercial/Industrial Buildings = 16,564

2017 Est. T.C.V. 009-025-001-85 = 37,752

Est. TCV/Total Floor Area = 20.97, Most recent sale 07/11/2016 for 35,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,900	24,900	24,900	19,463	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-6,000	0	0	-563	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,900	18,900	18,900	19,638	18,900	0	0

009-025-001-90 2017 Est. T.C.V. ROOT DEAN
 Property Class: 401 4030 S MOREY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	210.00	225.00	1.0000	0.0000	40	100*		0
Residentia 1 - 2.99 @\$5500		1.09 Acres			5500	100		5,968
* denotes lines that do not contribute to the total acreage calculation.								
210 Actual Front Feet, 1.09 Total Acres Total Est. Land Value =								5,968

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	285	94	1,013
Shed: Wood Frame	10.75	1.00	80	0	0
Total Estimated Land Improvements True Cash Value =					1,013

Cost Est. for Res. Bldg: 1 Single Family 2S Cls CD Blt 1928

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 930 SF Floor Area = 1860 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Mich Bsmnt.	94.47	-4.47	0.00	528	47,520
2	Story Siding	Crawl Space	94.47	-8.93	0.00	402	34,387

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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(16) Porches

CCP (1 Story), Standard	21.31	205	4,369
CCP (1 Story), Standard	54.25	23	1,248

(17) Garages

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

Base Cost	15.93	776	12,362
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 148,833

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 96,742
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 87,067

2017 Est. T.C.V. 009-025-001-90 = 94,048

Est. TCV/Total Floor Area = 50.56, Most recent sale 10/09/2009 for 14,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
46,700	46,700	46,700	35,822	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	322	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
47,000	47,000	47,000	36,144	36,144	0

009-025-003-00 2017 Est. T.C.V. CASSADY MARSHALL E TRUST
 Property Class: 401 4478 S MOREY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
110 Actual Front Feet, 0.30 Total Acres					Total Est.		Land Value =	5,000

Cost Est. for Res. Bldg: 1 Single Family 2S Cls D Blt 1938

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 834 SF Floor Area = 1584 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	80.36	0.00	1.31	750	61,253
1	Story Siding	Slab	50.55	-9.89	0.66	84	3,471

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

(16) Porches

CGEP (1 Story), Standard 28.25 238 6,724
 CCP (1 Story), Standard 29.27 80 2,342
 CGEP (1 Story), Standard 33.14 160 5,302

(16) Deck/Balcony

Treated Wood, Standard 5.90 400 2,360

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County Multiplier = 1.38 => Cost New = 119,054

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 65,480
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 58,932

2017 Est. T.C.V. 009-025-003-00 = 63,932

Est. TCV/Total Floor Area = 40.36

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,500	36,500	36,500	26,710	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,500	0	0	240	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,000	32,000	32,000	26,950	26,950	0	

009-025-003-50	2017 Est. T.C.V.	CASSADY MARSHALL TRUST
Property Class: 201		S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 50/FF	195.00	455.70	1.0000	1.0000	50	100		9,750
195 Actual Front Feet, 2.04 Total Acres Total Est. Land Value =								9,750

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.38	580	50	1,513
Total Estimated Land Improvements True Cash Value =					1,513

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

Description of Occupancy: GENE'S FULL SERVICE

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

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

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

Base Rate for Upper Floors = 14.75

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 50%

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: 2,394 Perimeter: 198 Perim. Multiplier: 0.995

Refined Square Foot Cost for Upper Floors: 15.85

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 21.872

Draft Record Card - Printed before March Board of Review

Total Floor Area: 2,394 Base Cost New of Upper Floors = 52,365

Reproduction/Replacement Cost = 52,365

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0

Total Depreciated Cost = 18,328

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 1 = 17,961

Replacement Cost/Floor Area= 21.87 Est. TCV/Floor Area= 7.50

Total Estimated True Cash Value of Commercial/Industrial Buildings = 17,961

2017 Est. T.C.V. 009-025-003-50 = 29,224

Est. TCV/Total Floor Area = 12.21

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,800	17,800	17,800	5,588	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,200	0	0	50	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,600	14,600	14,600	5,638	5,638	0	

009-025-005-00	2017 Est. T.C.V.	JOHNSTON TEDDY R & EDNA E &
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. 009-025-005-00 = 288,000

Est. TCV/Total Floor Area = 120.30

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
144,000	144,000	144,000	34,504	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	310	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
144,000	144,000	144,000	34,814	34,814	34,814

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009-025-006-00 2017 Est. T.C.V. DEZEEUW BRIAN P & DALE M
 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. 009-025-006-00 = 288,000

Est. TCV/Total Floor Area = 120.30, Most recent sale 02/01/2003 for 380,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
144,000	144,000	144,000	72,092	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	648	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
144,000	144,000	144,000	72,740	72,740	72,740	

Draft Record Card - Printed before March Board of Review

009-025-007-00	2017 Est. T.C.V.	JOHNSTON VICTOR R & DEBORAH K &
Property Class: 101		W BLUE 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		76.46 Acres	3600	100				275,256
		76.46 Total Acres					Total Est. Land Value =	275,256

Ag. Bld 1 1926, 4 Wall Barn, General Purpose	Class:D,Frame	Quality:Low Cost				
Heating System:No Heating/Cooling	Rate Adj.:0.00	Desc:				
Rate Height-%Adj	Perim.-%Adj	Heat-Adj	Size	CountyMult.	Cost New	
12.20	1.423	0.986	0.00	3150	1.38	74,410
Phy/Ab.Phy/Func/Econ/Comb.%Good=	35/100/	40/100/14.0,	Depr.Cost =		10,417	
ECF (101 AGRICULTURE)		1.150 =>	TCV of Bldg: 1 =		11,980	

Total Estimated True Cash Value of Agricultural Buildings = 11,980

2017 Est. T.C.V. 009-025-007-00 = 287,236

Est. TCV/Total Floor Area = 119.98
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.
142,500 142,500 142,500 53,624 0.90
2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses
0 1,100 0 0 482 0
2017 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
143,600 143,600 143,600 54,106 54,106 54,106

Draft Record Card - Printed before March Board of Review

009-025-007-95	2017 Est. T.C.V.	JOHNSTON VICTOR R & DEBORAH K
Property Class: 201		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 75/FF	208.00	416.00	1.0000	1.0000	75	100		15,600
208 Actual Front Feet, 1.99 Total Acres Total Est. Land Value =								15,600

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1995
Description of Occupancy: CAL 208

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

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

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 1.000
Ave. Floor Area: 3,000 Perimeter: 260 Perim. Multiplier: 1.195
Refined Square Foot Cost for Upper Floors: 16.79

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County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 23.170

Total Floor Area: 3,000	Base Cost New of Upper Floors =	69,510
	Reproduction/Replacement Cost =	69,510
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0	Total Depreciated Cost =	51,437
ECF (201B COMMERCIAL GROUP B)	0.980 => TCV of Bldg: 1 =	50,408
Replacement Cost/Floor Area= 23.17	Est. TCV/Floor Area= 16.80	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 50,408

2017 Est. T.C.V. 009-025-007-95	=	66,958				
Est. TCV/Total Floor Area = 22.32, Most recent sale 01/01/2004 for 22,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,200	30,200	30,200	30,200	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,300		0	0	271	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,500	33,500	33,500	30,471	30,471	0	

009-025-008-00 2017 Est. T.C.V. MICH STATE HWY COMM
 Property Class: 700
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Ind.INDUSTRIAL
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
2011 CNTY &2012SALES			9.959 Acres		4,000	100		39,836
		9.96	Total Acres		Total Est.		Land Value =	39,836

2017 Est. T.C.V. 009-025-008-00	=	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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009-025-009-00 2017 Est. T.C.V. BENTHEM PROPERTIES LLC
 Property Class: 102 6900 W BLUE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 66 - 120 Acres			74.09 Acres		3600	100		266,724
			74.09 Total Acres				Total Est. Land Value =	266,724

2017 Est. T.C.V. 009-025-009-00 = 266,724
 Est. TCV/Total Floor Area = 88.91, Most recent sale 09/12/2012 for 265,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
133,400	133,400	133,400	47,193	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	424	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
133,400	133,400	133,400	47,617	47,617	47,617	

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009-025-009-80 2017 Est. T.C.V. BYARD JAMES B & ANNETTE Y
 Property Class: 401 6900 W BLUE RD
 Map #: LAKE TOWNSHIP LAKE 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	356.00	196.00	1.0000	1.0000	40	100		14,240
356 Actual Front Feet, 1.60 Total Acres Total Est. Land Value =								14,240

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C+5 Blt 1954

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1634 SF Floor Area = 2544 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	102.91	0.00	0.00	910	93,648
1	Story Siding	Basement	65.08	0.00	0.00	724	47,118

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 CPP, Standard 22.26 42 935

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(17) Carports
 Comp.Shingle 7.85 516 4,051

County Multiplier = 1.38 => Cost New = 213,467

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 128,080
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 115,272

Ag. Bld 1 1972, 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	1.033	0.00	1891	1.38	25,756

 Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 11,590
 ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 12,749

Total Estimated True Cash Value of Agricultural Buildings = 12,749

2017 Est. T.C.V. 009-025-009-80 = 142,261
 Est. TCV/Total Floor Area = 55.92, Most recent sale 12/12/2012 for 90,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
70,600	70,600	70,600	51,041	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	459	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
71,100	71,100	71,100	51,500	51,500	51,500

009-025-009-90 2017 Est. T.C.V. RICHARDSON LAWRENCE
 Property Class: 402 W BLUE RD
 Map #: LAKE TOWNSHIP LAKE 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	125.00	375.00	1.0000	1.0000	65	100		8,125
125 Actual Front Feet, 1.08 Total Acres Total Est. Land Value =								8,125

2017 Est. T.C.V. 009-025-009-90 = 8,125

Est. TCV/Total Floor Area = 3.19, Most recent sale 01/06/2009 for 1

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
4,100	4,100	4,100	3,264	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	29	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,100	4,100	4,100	3,293	3,293	3,293

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009-025-009-95 2017 Est. T.C.V. RICHARDSON ELAINE L
 Property Class: 201 6770 W BLUE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors * 200 X 200

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRAGE C 40/FF	200.00	200.00	1.0000	1.0000	40	100		8,000
200 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.42	5200	0	0
D/W/P: 4in Ren. Conc.	4.21	1.42	800	0	0
D/W/P: 4in Ren. Conc.	4.21	1.42	600	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					4,750

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 936 SF Floor Area = 936 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 55.74 -7.30 0.00 936 45,340
 2 Exterior Units, (@6% more) Base cost of Exterior units = 96,120

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 760.00 2 3,040
 3 Fixture Bath 2400.00 1 4,800

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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 2 7,660

(16) Porches
 CCP (1 Story), Standard 54.99 24 2,640
 CCP (1 Story), Standard 54.99 24 2,640

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Finished)
 Base Cost 31.25 288 18,000
 Common Wall: 1.5 Wall -1925.00 1 -3,850
 Automatic Doors 375.00 1 750
 Class:C Exterior: Siding Foundation: 42 Inch (Finished)
 Base Cost 31.25 288 18,000
 Common Wall: 1.5 Wall -1925.00 1 -3,850
 Automatic Doors 375.00 1 750

County Multiplier = 1.38 => Cost New = 210,429
 Notes: ON CRAWL

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost = 172,551
 ECF (201C COMMERCIAL GROUP C) 0.600 => TCV of Bldg: 1 = 103,531

Cost Est. for Res. Bldg: 2 Duplex 1S Cls C Blt 1997

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1060 SF Floor Area = 1060 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost

Parcel Number: 009-025-009-95

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1	Story Siding	Basement	53.97	0.00	0.00	1060	57,208
	2 Exterior Units, (@6% more)		Base cost of Exterior units =				121,281

Other Additions/Adjustments		Rate		Size		Cost
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(13) Plumbing						
Average Fixture(s)		760.00		2		3,040
3 Fixture Bath		2400.00		1		4,800

(14) Water/Sewer						
Well, 100 Feet		2700.00		1		2,700
1000 Gal Septic		3085.00		1		3,085

(15) Built-Ins & Fireplaces						
Appliance Allowance		1915.00		2		7,660

(16) Porches						
CCP (1 Story), Standard		58.07		22		2,555
CCP (1 Story), Standard		58.07		22		2,555

(16) Deck/Balcony						
Treated Wood, Standard		8.82		80		1,411
Treated Wood, Standard		8.82		80		1,411

(17) Garages						
Class:C Exterior: Siding Foundation: 42 Inch (Finished)						
Base Cost		23.55		528		24,869
Common Wall: 1.5 Wall		-1925.00		1		-3,850
Automatic Doors		375.00		1		750

Class:C Exterior: Siding Foundation: 42 Inch (Finished)						
Base Cost		23.55		528		24,869
Common Wall: 1.5 Wall		-1925.00		1		-3,850
Automatic Doors		375.00		1		750

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County Multiplier = 1.38 => Cost New = 267,770

Notes: BASEMENT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 227,605
 ECF (201C COMMERCIAL GROUP C) 0.600 => TCV of Bldg: 2 = 136,563

2017 Est. T.C.V. 009-025-009-95 = 252,844

Est. TCV/Total Floor Area = 63.34

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
89,800	89,800	89,800	75,124	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	36,600	0	0	676	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
126,400	126,400	126,400	75,800	75,800	0	

009-025-010-00 2017 Est. T.C.V. RICHARDSON LAWRENCE
 Property Class: 401 6980 W BLUE RD
 Map #: LAKE TOWNSHIP LAKE 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	125.00	375.00	1.0000	1.0000	65	100		8,125
125 Actual Front Feet, 1.08 Total Acres Total Est. Land Value =								8,125

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	54.70	0.00	0.00	1344	73,517
1	Story Siding	Crawl Space	54.70	-7.75	0.00	246	11,550

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	630.00	1	630
2 Fixture Bath	1325.00	1	1,325

(14) Water/Sewer

Well, 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	11.92	36	429
Treated Wood,Standard	7.09	161	1,141

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(17) Garages

Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	16.45	731	12,025
Mechanical Doors	350.00	1	350
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	11.06	779	8,616
Mechanical Doors	350.00	1	350
No Floor Deduction	-3.10	779	-2,415

County Multiplier = 1.38 => Cost New = 156,496
 Notes: MODULAR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 133,022
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 126,371

2017 Est. T.C.V. 009-025-010-00 = 134,496
 Est. TCV/Total Floor Area = 84.59

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
63,500	63,500	63,500	48,417	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,700	0	435	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
67,200	67,200	67,200	48,852	48,852	48,852

009-025-011-00	2017 Est. T.C.V.	BAKER COLLEGE OF CADILLAC
Property Class: 700		4664 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M-55/66 \$300	1013.00	847.12	1.0000	1.0000	300	100		303,900
1013 Actual Front Feet, 19.70	Total Acres		Total Est. Land Value =					303,900

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	10000	94	13,348

Commercial/Industrial Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
ITEM 13	0.00	1.00	18.0	0	100	0

IRRIGATION SYSTEM	1.00	1.00	3000.0	0		0
Total Estimated Land Improvements True Cash Value =						13,348

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1995
 Description of Occupancy: CAL 30

Costs are taken from the Clubhouse cost schedules.

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

Base Rate for Upper Floors = 44.05

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: -1.55 100%
 Adjusted Square Foot Cost for Upper Floors = 42.50

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 8 Height per Story Multiplier: 0.950
 Ave. Floor Area: 1,200 Perimeter: 120 Perim. Multiplier: 1.100
 Refined Square Foot Cost for Upper Floors: 44.41

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County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 61.289

Total Floor Area: 1,200 Base Cost New of Upper Floors = 73,547
 Reproduction/Replacement Cost = 73,547
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/60 /100/44.4
 Total Depreciated Cost = 32,655

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost
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(39) Miscellaneous
 Canopies & Marquees:
 Wood Frame 1 Up 16.25 2830 1.000 1.000 45988
 Total Base Cost of Lump-Sum Items = 45988
 Total Base Cost New = 45988

County Multiplier: 1.38 Architectural Multiplier: 0.50 Combined: 0.690

Reproduction/Replacement Cost = 31,731
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/60 /100/44.4
 Total Depreciated Cost = 14,089

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 1 = 45,809
 Replacement Cost/Floor Area= 87.73 Est. TCV/Floor Area= 38.17

Total Estimated True Cash Value of Commercial/Industrial Buildings = 45,809

Parcel Number: 009-025-011-00

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2017 Est. T.C.V. 009-025-011-00	=	0			
Est. TCV/Total Floor Area = 0.00, Most recent sale 01/03/2006 for 265,383					
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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009-025-011-10 2017 Est. T.C.V. BAKER COLLEGE OF CADILLAC
 Property Class: 700 S MOREY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
2013 EQ RATES&SALES			51.510 Acres		1,977	100		101,812
		51.51	Total Acres				Total Est. Land Value =	101,812

2017 Est. T.C.V. 009-025-011-10 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/21/2011 for 410,000

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

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009-025-011-50	2017 Est. T.C.V.	BLUE ROAD, LLC
Property Class: 201		6344 M-55
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 75/FF	329.70	1328.70	1.0000	0.0000	75	100*		0
COMMERCIAL 10A M/L	5400	10.57	Acres	5400	100			57,078

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

330 Actual Front Feet, 10.57 Total Acres Total Est. Land Value = 57,078

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Commercial/Industrial Local Cost Land Improvements					
PAVING	1.00	1.00	40000.0	84	33,600
Outdoor Lighting	590.00	1.00	18.0	50	5,841

Total Estimated Land Improvements True Cash Value = 39,441

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1996

Costs are taken from the Office Building cost schedules.

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

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

Base Rate for Upper Floors = 51.60

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 0.00 100%

Adjusted Square Foot Cost for Upper Floors = 51.60

1 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 12 Height per Story Multiplier: 1.000

Ave. Floor Area: 4,640 Perimeter: 300 Perim. Multiplier: 1.018

Refined Square Foot Cost for Upper Floors: 52.53

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County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 74.591

Total Floor Area: 4,640 Base Cost New of Upper Floors = 346,102

4,640 Sq.Ft. of Sprinklers @ 2.45, County Mult.:1.42 Cost New = 16,143

Reproduction/Replacement Cost = 362,244

Eff.Age:16 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0

Total Depreciated Cost = 260,816

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 1 = 255,600

Replacement Cost/Floor Area= 78.07 Est. TCV/Floor Area= 55.09

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2004

Costs are taken from the Warehouse, Storage cost schedules.

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

Class: S Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 26.00

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%

Adjusted Square Foot Cost for Upper Floors = 26.00

1 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 14 Height per Story Multiplier: 1.000

Ave. Floor Area: 9,000 Perimeter: 380 Perim. Multiplier: 1.004

Refined Square Foot Cost for Upper Floors: 26.10

Parcel Number: 009-025-011-50 Page: 2

County Multiplier: 1.36, Final Square Foot Cost for Upper Floors = 35.501

Total Floor Area: 9,000 Base Cost New of Upper Floors = 319,513

Reproduction/Replacement Cost = 319,513

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

Total Depreciated Cost = 262,001

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 2 = 256,761

Replacement Cost/Floor Area= 35.50 Est. TCV/Floor Area= 28.53

Total Estimated True Cash Value of Commercial/Industrial Buildings = 512,361

2017 Est. T.C.V. 009-025-011-50 = 608,880

Est. TCV/Total Floor Area = 44.64, Most recent sale 06/03/2011 for 347,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
258,800	258,800	258,800	226,431	0.90		
2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	45,600	0	0	2,037	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
304,400	304,400	304,400	228,468	228,468	0	

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009-025-011-60	2017 Est. T.C.V.	PRICE JAY W & KATHIE I TRUST
Property Class: 301		6400 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 75/FF	328.70	1325.80	1.0000	0.0000	75	100*		0
COMMERCIAL 10A M/L 5400		10.04 Acres			5400	100		54,238

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

329 Actual Front Feet, 10.04 Total Acres Total Est. Land Value = 54,238

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.38	9400	0	0
D/W/P: 4in Ren. Conc.	3.78	1.38	235	0	0
/CI16/YARI/PAV/495A	4.03	1.00	235.0	80	758
/CI16/SUBDC/RESSI/STRI/PAVACSA	1.54	1.00	9400.0	80	11,581
Total Estimated Land Improvements True Cash Value =					12,338

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1989

Description of Occupancy: CAL 94

Costs are taken from the Industrial, Light Manufacturing cost schedules.

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

Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 33.00

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%

Adjusted Square Foot Cost for Upper Floors = 33.00

1 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 12 Height per Story Multiplier: 0.960

Ave. Floor Area: 18,304 Perimeter: 1184 Perim. Multiplier: 1.097

Refined Square Foot Cost for Upper Floors: 34.75

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County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 47.959

Total Floor Area: 18,304 Base Cost New of Upper Floors = 877,843

Reproduction/Replacement Cost = 877,843

Eff.Age:19 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0

Total Depreciated Cost = 596,933

<<<<< Segregated Cost Computations >>>>>

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

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost
Total Base Cost New =						0
County Multiplier: 1.38 Architectural Multiplier: 0.66 Combined: 0.911						
Reproduction/Replacement Cost =						0
Eff.Age:19 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0						
Total Depreciated Cost =						0

ECF (301 - INDUSTRIAL) 0.448 => TCV of Bldg: 1 = 267,426

Replacement Cost/Floor Area= 47.96 Est. TCV/Floor Area= 14.61

Total Estimated True Cash Value of Commercial/Industrial Buildings = 267,426

2017 Est. T.C.V. 009-025-011-60 = 334,002

Est. TCV/Total Floor Area = 18.25

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
155,900	155,900	155,900	155,900	0.90

Parcel Number: 009-025-011-60

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2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	11,100	0	0	1,403	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	167,000	167,000	167,000	157,303	157,303	0

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009-025-011-70 2017 Est. T.C.V. DUVALL A SANDRA TRUSTEE
 Property Class: 401 6470 W BLUE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 75/FF	328.00	1336.02	1.0000	0.0000	75	100*		0
COMMERCIAL 10A M/L	5400	10.06	Acres		5400	100		54,324
* denotes lines that do not contribute to the total acreage calculation.								
328 Actual Front Feet, 10.06 Total Acres Total Est. Land Value =								54,324

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	2570	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	2.0	95	4,750
Total Estimated Land Improvements True Cash Value =					4,750

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1878 SF Floor Area = 1878 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.81	-8.27	0.00	1878	98,670

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Brick Veneer 8.25 224 1,848

(9) Basement Finish
 Basement Living Finish 17.25 584 10,074

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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: Interior 1 Story 3250.00 1 3,250

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

(16) Deck/Balcony
 Treated Wood, Standard 8.30 100 830
 Pine w/Roof, Standard 20.80 100 2,080

(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
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 12.04 640 7,706
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 203,628

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 144,576

Parcel Number: 009-025-011-70

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Separately Depreciated Items:

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)	3.97	256	1,016
County Multiplier = 1.38 =>		Cost New =	1,403
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Depr.Cost =	1,332
		Total Depreciated Cost =	145,908
ECF (RESIDENTIAL RURAL/ NON SUB)	0.950 =>	TCV of Bldg: 1 =	138,613

Cost Est. for Res. Bldg: 2 Single Family GRG Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts

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

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

(17) Garages

Class:D Exterior: Pole Foundation: 18 Inch (Finished)			
Base Cost	11.90	2016	23,990
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.71	1568	15,225

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)	3.97	448	1,779
County Multiplier = 1.38 =>		Cost New =	56,572
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Depr.Cost =	53,743
ECF (RESIDENTIAL RURAL/ NON SUB)	0.950 =>	TCV of Bldg: 2 =	51,056

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2017 Est. T.C.V. 009-025-011-70				=	248,743
Est. TCV/Total Floor Area = 132.45					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
106,700	106,700	106,700	85,755	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,700	0	771	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
124,400	124,400	124,400	86,526	86,526	86,526

009-025-011-80 2017 Est. T.C.V. BAKER COLLEGE OF CADILLAC
 Property Class: 700 M 66
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M-55/66 \$300	212.88	660.00	1.0000	1.0000	300	100		63,864
213 Actual Front Feet, 3.23 Total Acres Total Est. Land Value =								63,864

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	10000	75	10,650

Commercial/Industrial Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
Outdoor Lighting	590.00	1.00	9.0	67	100	3,558

/CI16/YARI/OUTL/2AVG/POLA	95.00	1.00	2.0	85	162
Total Estimated Land Improvements True Cash Value = 14,370					

2017 Est. T.C.V. 009-025-011-80 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/17/2010 for 170,000

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

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009-025-011-90	2017 Est. T.C.V.	PETTY DEVELOPMENT LLC
Property Class: 201		6262 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 75/FF	329.80	1328.70	1.0000	0.0000	75	100*		0
COMMERCIAL 10A M/L	5400	10.06	Acres	5400	100			54,324

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

330 Actual Front Feet, 10.06 Total Acres Total Est. Land Value = 54,324

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.42	1.36	41320	50	39,899
Total Estimated Land Improvements True Cash Value =					39,899

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1984
Description of Occupancy: CAL 8

Costs are taken from the Automotive Center cost schedules.
<<<<<< Calculator Cost Computations >>>>>>
Class: S Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 45.75

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 45.75

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 14 Height per Story Multiplier: 1.000
Ave. Floor Area: 10,500 Perimeter: 440 Perim. Multiplier: 1.019
Refined Square Foot Cost for Upper Floors: 46.62

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County Multiplier: 1.36, Final Square Foot Cost for Upper Floors = 63.402

Total Floor Area: 10,500 Base Cost New of Upper Floors = 665,723

Reproduction/Replacement Cost = 665,723
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0
Total Depreciated Cost = 266,289

<<<<<< Segregated Cost Computations >>>>>>
Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost
(39) Miscellaneous Canopies & Marquees: Steel Frame	1	Up	20.25	178	1.000 1.000	3605
Total Base Cost of Lump-Sum Items =						3605
Total Base Cost New =						3605

County Multiplier: 1.36 Architectural Multiplier: 1.00 Combined: 1.360

Reproduction/Replacement Cost = 4,902
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0
Total Depreciated Cost = 1,961

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 1 = 262,885
Replacement Cost/Floor Area= 63.87 Est. TCV/Floor Area= 25.04

Total Estimated True Cash Value of Commercial/Industrial Buildings = 262,885

2017 Est. T.C.V. 009-025-011-90 = 357,108
Est. TCV/Total Floor Area = 34.01

Parcel Number: 009-025-011-90

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2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
150,400	150,400	150,400	116,579	0.90		
2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	28,200	0	0	1,049	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
178,600	178,600	178,600	117,628	117,628	0	

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009-025-012-00	2017 Est. T.C.V.	BAKER COLLEGE OF CADILLAC
Property Class: 700		4800 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M-55/66 \$300	330.00	660.00	1.0000	1.0000	300	100		99,000
330 Actual Front Feet, 5.00 Total Acres								Total Est. Land Value = 99,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	12000	45	8,694

Commercial/Industrial Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
Outdoor Lighting	590.00	1.00	4.0	55	66	857
Total Estimated Land Improvements True Cash Value =						9,551

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1974
 Description of Occupancy: CAL 58

Costs are taken from the Garage, Fleet Service cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: S Quality: Average Percent Adj: +0
 Base Rate for Upper Floors = 49.65

(10) Heating system: Forced Air Furnace Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 49.65

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 14 Height per Story Multiplier: 1.000
 Ave. Floor Area: 14,040 Perimeter: 656 Perim. Multiplier: 1.017
 Refined Square Foot Cost for Upper Floors: 50.49

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County Multiplier: 1.36, Final Square Foot Cost for Upper Floors = 68.672

Total Floor Area: 14,040 Base Cost New of Upper Floors = 964,154
 Reproduction/Replacement Cost = 964,154
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
 Total Depreciated Cost = 578,492

Local Cost Items	Rate	Quantity/Area	%Good	Depr.Cost
WATER WELL	5000.00	1	95	4,750
SEPTIC SYSTEM	2000.00	1	95	1,900
ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 1 =				573,439
Replacement Cost/Floor Area= 69.15 Est. TCV/Floor Area= 40.84				

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2012
 Description of Occupancy: CAL 58

Costs are taken from the Garage, Fleet Service cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: S Quality: Good Percent Adj: +0
 Base Rate for Upper Floors = 72.45

(10) Heating system: Forced Air Furnace Cost/SqFt: -3.40 100%
 Adjusted Square Foot Cost for Upper Floors = 69.05

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 14 Height per Story Multiplier: 1.000
 Ave. Floor Area: 5,083 Perimeter: 321 Perim. Multiplier: 1.083

Parcel Number: 009-025-012-00 Page: 2

Refined Square Foot Cost for Upper Floors: 74.78

County Multiplier: 1.36, Final Square Foot Cost for Upper Floors = 101.702

Total Floor Area: 5,083 Base Cost New of Upper Floors = 516,953

Reproduction/Replacement Cost = 516,953

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 310,172

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 2 = 303,968

Replacement Cost/Floor Area= 101.70 Est. TCV/Floor Area= 59.80

Total Estimated True Cash Value of Commercial/Industrial Buildings = 877,407

2017 Est. T.C.V. 009-025-012-00 = 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	0

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009-025-013-00	2017 Est. T.C.V.	PEARSON WILLIAM F
Property Class: 201		6100 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B GRADE 125/FF	315.00	998.42	1.0000	1.0000	125	100		39,375
315 Actual Front Feet, 7.22 Total Acres Total Est. Land Value =								39,375

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.38	3500	94	6,856
D/W/P: 4in Ren. Conc.	3.78	1.38	2400	94	11,768
Fencing: Mesh, + Barb Wire	2.00	1.38	1600	94	4,151
Total Estimated Land Improvements True Cash Value =					22,775

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1974
Description of Occupancy: CAL 210: NORTH BLDG W/3WALL

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

Base Rate for Upper Floors = 19.45

(10) Heating system: No Heating or Cooling Cost/SqFt: -1.60 100%
Adjusted Square Foot Cost for Upper Floors = 17.85

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 16 Height per Story Multiplier: 1.040
Ave. Floor Area: 3,000 Perimeter: 260 Perim. Multiplier: 1.193
Refined Square Foot Cost for Upper Floors: 22.15

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County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 30.563

Total Floor Area: 3,000 Base Cost New of Upper Floors = 91,688
Reproduction/Replacement Cost = 91,688
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0
Total Depreciated Cost = 58,680

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

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost
(4) Floor Structure: Concrete, On Ground	1	Up	2.41	1200	1.000 1.000	2892
(13) Roof Structure: Wood Joists, Add for Snow Roof	1	Up	1.33	1200	1.000 1.000	1596
(14) Roof Cover: Alum./Steel Corrugated or Crimped	1	Up	1.25	1200	1.000 1.000	1500

Total Base Cost of Upper Stories = 5988
1 Stories Above Ground, Number of stories multiplier for upper stories = 1.000
Total Base Cost New = 5988
County Multiplier: 1.38 Architectural Multiplier: 1.00 Combined: 1.380

Reproduction/Replacement Cost = 8,263
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0
Total Depreciated Cost = 5,289

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 1 = 62,690

Parcel Number: 009-025-013-00

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Replacement Cost/Floor Area= 33.32 Est. TCV/Floor Area= 20.90

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1976
Description of Occupancy: CAL 210: N PT OF S BLDG

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

Base Rate for Upper Floors = 19.45

(10) Heating system: No Heating or Cooling Cost/SqFt: -1.60 100%
Adjusted Square Foot Cost for Upper Floors = 17.85

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 16 Height per Story Multiplier: 1.040
Ave. Floor Area: 2,400 Perimeter: 200 Perim. Multiplier: 1.179
Refined Square Foot Cost for Upper Floors: 21.89

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 30.204

Total Floor Area: 2,400 Base Cost New of Upper Floors = 72,490

Reproduction/Replacement Cost = 72,490
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0
Total Depreciated Cost = 46,393

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 2 = 45,465
Replacement Cost/Floor Area= 30.20 Est. TCV/Floor Area= 18.94

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Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1976
Description of Occupancy: CAL 210: CENTER OF BLDG

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

Base Rate for Upper Floors = 19.45

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 19.45

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 14 Height per Story Multiplier: 1.000
Ave. Floor Area: 640 Perimeter: 32 Perim. Multiplier: 1.038
Refined Square Foot Cost for Upper Floors: 20.19

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 27.861

Total Floor Area: 640 Base Cost New of Upper Floors = 17,831

Reproduction/Replacement Cost = 17,831
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0
Total Depreciated Cost = 11,412

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 3 = 11,184
Replacement Cost/Floor Area= 27.86 Est. TCV/Floor Area= 17.47

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 2001
Description of Occupancy: CAL 140: FRONT OF BLDG

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

Parcel Number: 009-025-013-00

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Base Rate for Upper Floors = 44.65

(10) Heating system: Package Heating & Cooling Cost/SqFt: 6.20 100%
Adjusted Square Foot Cost for Upper Floors = 50.85

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 12 Height per Story Multiplier: 1.000
Ave. Floor Area: 1,600 Perimeter: 160 Perim. Multiplier: 1.120
Refined Square Foot Cost for Upper Floors: 56.95

County Multiplier: 1.36, Final Square Foot Cost for Upper Floors = 77.455

Total Floor Area: 1,600 Base Cost New of Upper Floors = 123,928

Reproduction/Replacement Cost = 123,928

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0
Total Depreciated Cost = 79,314

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 4 = 77,727
Replacement Cost/Floor Area= 77.45 Est. TCV/Floor Area= 48.58

Total Estimated True Cash Value of Commercial/Industrial Buildings = 197,066

2017 Est. T.C.V. 009-025-013-00 = 259,216

Est. TCV/Total Floor Area = 33.93

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
117,100	117,100	117,100	108,173	0.90	

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	12,500	0	0	973	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
129,600	129,600	129,600	109,146	109,146	0

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009-025-013-65	2017 Est. T.C.V.	PEARSON DEBRA L TRUSTEE
Property Class: 202		BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B GRADE 125/FF	51.00	175.00	1.0000	1.0000	125	100		6,375
51 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	6,375

2017 Est. T.C.V. 009-025-013-65 = 6,375

Est. TCV/Total Floor Area = 0.83

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,200	3,200	3,200	2,503	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	22	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,200	3,200	3,200	2,525	2,525	0	

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009-025-013-70	2017 Est. T.C.V.	PEARSON DEBRA L TRUSTEE
Property Class: 201		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK STREETS	175.00	165.00	1.0000	0.0000	200	100*		0
COMMERCIAL \$1/SQFT			0.66 Acres		43560	100		28,880

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

175 Actual Front Feet, 0.66 Total Acres Total Est. Land Value = 28,880

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.42	1.38	12000	50	11,758
Total Estimated Land Improvements True Cash Value =					11,758

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1973
 Description of Occupancy: CAL 140

Costs are taken from the Warehouse, Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>
 Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 21.15

(10) Heating system: Package Heating & Cooling Cost/SqFt: 6.05 100%
 Adjusted Square Foot Cost for Upper Floors = 27.20

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 8 Height per Story Multiplier: 1.000
 Ave. Floor Area: 2,910 Perimeter: 254 Perim. Multiplier: 1.198
 Refined Square Foot Cost for Upper Floors: 22.59

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County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 44.968

Total Floor Area: 2,910 Base Cost New of Upper Floors = 130,857
 Reproduction/Replacement Cost = 130,857
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 55 /100/100/100/55.0
 Total Depreciated Cost = 71,971

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 1 = 70,532
 Replacement Cost/Floor Area= 44.97 Est. TCV/Floor Area= 24.24

Total Estimated True Cash Value of Commercial/Industrial Buildings = 70,532

2017 Est. T.C.V. 009-025-013-70 = 111,170
 Est. TCV/Total Floor Area = 38.20, Most recent sale 01/01/2002 for 80,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
51,000	51,000	51,000	46,222	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,600	0	0	415	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
55,600	55,600	55,600	46,637	46,637	0

009-025-014-00 2017 Est. T.C.V. HELSEL EARL J JR TRUST &
 Property Class: 202 S MOREY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B GRADE 125/FF	420.80	660.01	1.0000	0.0000	125	100*		0
2013 EQ RATES&SALES			6.376 Acres		3,049	100		19,440
* denotes lines that do not contribute to the total acreage calculation.								
421 Actual Front Feet, 6.38			Total Acres		Total Est. Land Value =			19,440

2017 Est. T.C.V. 009-025-014-00 = 19,440
 Est. TCV/Total Floor Area = 6.68

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,700	9,700	9,700	8,175	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	73	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,700	9,700	9,700	8,248	8,248		0

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009-025-015-00	2017 Est. T.C.V.	KOORN MARTINUS & BARBARA L TRUST
Property Class: 201		6170 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 75/FF	328.00	1336.02	1.0000	0.0000	75	100*		0
COMMERCIAL 10A M/L	5400	10.06	Acres	5400	100			54,324

* denotes lines that do not contribute to the total acreage calculation.
328 Actual Front Feet, 10.06 Total Acres Total Est. Land Value = 54,324

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.38	10520	94	20,606
D/W/P: 4in Ren. Conc.	3.78	1.38	3044	94	14,926
Total Estimated Land Improvements True Cash Value =					35,532

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1975
 Description of Occupancy: CAL 174

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

Base Rate for Upper Floors = 27.50

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 40%
 (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 60%
 Combined Heating System adjustment: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 27.50

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 12 Height per Story Multiplier: 0.980
 Ave. Floor Area: 3,672 Perimeter: 252 Perim. Multiplier: 1.117
 Refined Square Foot Cost for Upper Floors: 29.49

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County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 40.695

Total Floor Area: 3,672 Base Cost New of Upper Floors = 149,430
 Reproduction/Replacement Cost = 149,430
 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0
 Total Depreciated Cost = 61,266

<<<<< Segregated Cost Computations >>>>>

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

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost
(39) Miscellaneous Canopies & Marquees:						
Wood Frame	1	Up 16.00	400	1.000	1.000	6400
Total Base Cost of Lump-Sum Items =						6400
Total Base Cost New =						6400

County Multiplier: 1.38 Architectural Multiplier: 0.00 Combined: 0.000

Reproduction/Replacement Cost = 0
 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0
 Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
GLASS LINED SILO	20000.00	1	1.38 0.66	10	1,822

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 1 = 61,826

Parcel Number: 009-025-015-00

Page: 2

Replacement Cost/Floor Area= 45.66 Est. TCV/Floor Area= 16.84

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1981
Description of Occupancy: CAL 168

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

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

Base Rate for Upper Floors = 14.75

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 14.75

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 14 Height per Story Multiplier: 1.080
Ave. Floor Area: 4,784 Perimeter: 288 Perim. Multiplier: 0.936
Refined Square Foot Cost for Upper Floors: 14.91

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 20.576

Total Floor Area: 4,784 Base Cost New of Upper Floors = 98,438

Reproduction/Replacement Cost = 98,438

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 34,453

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 2 = 33,764
Replacement Cost/Floor Area= 20.58 Est. TCV/Floor Area= 7.06

Total Estimated True Cash Value of Commercial/Industrial Buildings = 95,590

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2017 Est. T.C.V. 009-025-015-00 = 185,446

Est. TCV/Total Floor Area = 21.93

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
74,400	74,400	74,400	59,221	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	18,300	0	0	532	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
92,700	92,700	92,700	59,753	59,753	0	0

009-025-016-00	2017 Est. T.C.V.	PETTY DEVELOPMENT LLC
Property Class: 201		6190 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 75/FF	329.80	1327.80	1.0000	0.0000	75	100*		0
COMMERCIAL 10A M/L 5400		10.05 Acres	5400	100				54,286

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

330 Actual Front Feet, 10.05 Total Acres Total Est. Land Value = 54,286

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.42	1.36	14340	50	13,847
Fencing: Wd, Basket, 6 ft.	16.69	1.36	288	50	3,269

Commercial/Industrial Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
Outdoor Lighting	590.00	1.00	5.0	50	50	738

Total Estimated Land Improvements True Cash Value = 17,854

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1977
Description of Occupancy: CAL 8

Costs are taken from the Auto Dealership - Complete cost schedules.
<<<<<< Calculator Cost Computations >>>>>>
Class: S Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 56.00

(10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 56.00

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1 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 14	Height per Story Multiplier: 1.000
Ave. Floor Area: 15,000	Perimeter: 542 Perim. Multiplier: 0.975

Refined Square Foot Cost for Upper Floors: 54.60

County Multiplier: 1.36, Final Square Foot Cost for Upper Floors = 74.256

Total Floor Area: 15,000	Base Cost New of Upper Floors = 1,113,840
	Reproduction/Replacement Cost = 1,113,840
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0	Total Depreciated Cost = 590,335

<<<<<< Segregated Cost Computations >>>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost
(39) Miscellaneous Canopies & Marquees: Steel Frame	1	Up	20.25	1436	1.000 1.000	29079
						Total Base Cost of Lump-Sum Items = 29079
						Total Base Cost New = 29079

County Multiplier: 1.36 Architectural Multiplier: 0.66 Combined: 0.898

	Reproduction/Replacement Cost = 26,101
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0	Total Depreciated Cost = 13,834

ECF (201B COMMERCIAL GROUP B)	0.980 => TCV of Bldg: 1 = 592,086
Replacement Cost/Floor Area= 76.00	Est. TCV/Floor Area= 39.47

Parcel Number: 009-025-016-00

Page: 2

Total Estimated True Cash Value of Commercial/Industrial Buildings = 592,086

2017 Est. T.C.V. 009-025-016-00 = 664,226

Est. TCV/Total Floor Area = 44.28

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
283,800	283,800	283,800	264,089	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	48,300	0	0	2,376	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
332,100	332,100	332,100	266,465	266,465	0	

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009-026-001-00	2017 Est. T.C.V.	DEZEEUW BRIAN P & DALE M
Property Class: 101		7079 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		40.00 Acres			3600	100		144,000
AG SW 2014 UNTILLABLE		39.00 Acres			1700	100		66,300
AG SW 2014 ROW		1.00 Acres			0	100		0
		80.00 Total Acres					Total Est. Land Value =	210,300

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	412	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 2S Cls CD Blt 1914

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1103 SF Floor Area = 1930 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Brick	Basement	96.32	0.00	-0.38	1103	105,822

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
2 Fixture Bath	1325.00	1	1,325

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WCP (1 Story), Standard	18.17	306	5,560
CGEP (1 Story), Standard	44.26	96	4,249
WPP, Standard	13.47	110	1,482
CCP (1 Story), Basement	47.00	54	2,538

County Multiplier = 1.38 => Cost New = 177,282

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 106,369
 ECF (101 AGRICULTURE) 0.800 => TCV of Bldg: 1 = 85,096

Ag. Bld 1 1973, 4 Wall Barn, Free-Stall 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
7.30	1.000	0.957	0.00	4032	1.38	38,872
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 17,492						
Unit in Place Item(s)	Rate	Quantity/Area	CountyMult.	Depr.	Depr. Cost	
/A22/UCONYMRT4A	1.85	3800	1.38	45	4,366	
ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 1 =					25,137	

Ag. Bld 2 1972, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost

Heating System:No Heating/Cooling	Rate	Adj.:0.00	Desc:			
Rate	Height-%Adj	Perim.-%Adj	Heat-Adj	Size	CountyMult.	Cost New
10.10	0.963	1.028	0.00	2100	1.38	28,976
Phy/Ab.Phy/Func/Econ/Comb.%Good= 43/100/100/100/43.0, Depr.Cost = 12,460						
ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 2 =					14,329	

Parcel Number: 009-026-001-00 Page: 2

Ag. Bld 3 1950, 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 1.058 0.00 1440 1.38 20,088
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/ 80/100/28.0, Depr.Cost = 5,625
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 3 = 6,468

Ag. Bld 4 1975, 4 Wall Utility Shed, 3 Wall Class:D,Pole Quality:Low Cost
 Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:
 Rate Height-%Adj Perim.-%Adj Heat-Adj Size CountyMult. Cost New
 3.90 1.000 0.998 0.00 2720 1.38 14,610
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 6,574
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 4 = 7,561

Ag. Bld 5 1962, 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 1.000 1.484 0.00 342 1.38 2,203
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 991
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 5 = 1,140

Ag. Bld 6 1962, 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 1.000 1.058 0.00 1440 1.38 6,612
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 32/100/100/100/32.0, Depr.Cost = 2,116
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 6 = 2,433

Ag. Bld 7 0, 4 Wall Utility Building Class:D,Pole Quality:Average
 Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:
 Rate Height-%Adj Perim.-%Adj Heat-Adj Size CountyMult. Cost New
 7.60 0.946 0.998 0.00 2720 1.38 26,933
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 24,240
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 7 = 27,876

Total Estimated True Cash Value of Agricultural Buildings = 84,944

2017 Est. T.C.V. 009-026-001-00 = 381,765

Est. TCV/Total Floor Area = 197.81

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
180,100	180,100	180,100	121,076	0.90		
2017 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	10,800	0	0	1,089	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
190,900	190,900	190,900	122,165	122,165	122,165	

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009-026-002-00	2017 Est. T.C.V.	VANDRIE BUILDING COMPANY 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		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. 009-026-002-00	=	212,000			
Est. TCV/Total Floor Area = 109.84, Most recent sale 10/01/2000 for 256,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
108,000	108,000	108,000	30,909	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-2,000	0	278	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
106,000	106,000	106,000	31,187	31,187	31,187

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009-026-003-00 2017 Est. T.C.V. ROZEVELD CARL & DEBRA
 Property Class: 401 7747 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			41.000	Acres	1,600	100		65,600
		41.00	Total Acres		Total Est.		Land Value =	65,600

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	560	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 1.25S Cls CD Blt 2004

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1280 SF Floor Area = 1600 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Basement	65.75	0.00	0.00	1280	84,160

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	6.81	192	1,308
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(16) Breezeways

Frame Wall,Unfinished	22.75	196	4,459
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(17) Garages

Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost			16.81		700		11,767
Automatic Doors			375.00		2		750
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)							
Base Cost			9.71		1200		11,652
Mechanical Doors			350.00		1		350

County Multiplier = 1.38 => Cost New = 170,997

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 153,897
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 146,202

2017 Est. T.C.V. 009-026-003-00 = 212,752

Est. TCV/Total Floor Area = 132.97, Most recent sale 11/01/2002 for 95,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
102,000	102,000	102,000	87,796	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,400	0	790	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
106,400	106,400	106,400	88,586	88,586	88,586

009-026-004-00 2017 Est. T.C.V. KOETJE CHARLES LE
 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		39.00 Acres	3600	100				140,400
		39.00 Total Acres	Total Est. Land Value =					140,400

2017 Est. T.C.V. 009-026-004-00 = 140,400

Est. TCV/Total Floor Area = 87.75

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,200	72,200	72,200	19,824	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,000	0	178	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
70,200	70,200	70,200	20,002	20,002	20,002	

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009-026-005-00 2017 Est. T.C.V. MILLER RICK E
 Property Class: 401 7811 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		15.00	Acres		1900	100		28,500
		15.00	Total Acres				Total Est. Land Value =	28,500

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	480	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1104 SF Floor Area = 1104 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.24	0.00	0.00	1104	64,297

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

Basement Living Finish	16.50	900	14,850
Walk out Basement Door(s)	700.00	1	700

(13) Plumbing

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

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(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2895.00	1	2,895

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CGEP (1 Story), Standard	52.74	60	3,164
WPP, Standard	10.42	192	2,001

(17) Garages

Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	19.84	492	9,761
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.71	1543	14,983
Mechanical Doors	350.00	3	1,050

County Multiplier = 1.38 => Cost New = 163,421

Notes: RAISED RANCH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 114,395
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 108,675

2017 Est. T.C.V. 009-026-005-00 = 138,125

Est. TCV/Total Floor Area = 125.11

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
67,300	67,300	67,300	58,424	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-026-005-00

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0	1,800	0	0	525	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
69,100	69,100	69,100	58,949	58,949	58,949

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009-026-006-00 2017 Est. T.C.V. STILES FREDRICK & BEVERLY
 Property Class: 402 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18 -29 @\$2000		19.50	Acres	2000	100			39,000
Residentia ROAD @ ZERO		0.50	Acres	0	100			0
		20.00	Total Acres				Total Est. Land Value =	39,000

2017 Est. T.C.V. 009-026-006-00 = 39,000

Est. TCV/Total Floor Area = 35.33

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,500	19,500	19,500	7,212	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	64	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,500	19,500	19,500	7,276	7,276	7,276	

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009-026-007-00 2017 Est. T.C.V. COX ALLISON A
 Property Class: 401 4041 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	330.00	660.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								13,200

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	8.19	1.00	168	25	344
Total Estimated Land Improvements True Cash Value =					344

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 811 SF Floor Area = 811 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	70.20	0.00	0.00	811	56,932

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1,915.00	1	1,915
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(16) Porches

CGEP (1 Story), Standard	48.18	84	4,047
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(17) Garages

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

Base Cost	14.21	480	6,821
No Floor Deduction	-3.15	480	-1,512

County Multiplier = 1.38 => Cost New = 101,600

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 55,880
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 50,292

2017 Est. T.C.V. 009-026-007-00 = 63,836

Est. TCV/Total Floor Area = 78.71

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,700	31,700	31,700	25,679	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	231	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,900	31,900	31,900	25,910	25,910	0	

009-026-008-00 2017 Est. T.C.V. KING LARRY WELLS
 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 30 - 65	\$2000	33.80	Acres	2000	100			67,600
33.80 Total Acres Total Est. Land Value =								67,600

2017 Est. T.C.V. 009-026-008-00 = 67,600

Est. TCV/Total Floor Area = 83.35

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,400	30,400	30,400	15,880	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,400	0	0	142	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,800	33,800	33,800	16,022	16,022	0	

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009-026-009-00	2017 Est. T.C.V.	STILES FREDRICK G
Property Class: 401		4341 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	300.00	749.96	1.0000	1.0000	40	100		12,000
300 Actual Front Feet, 5.17 Total Acres Total Est. Land Value =								12,000

< 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	Siding	Comp.Shingle	31.07	0.41	0	720	22,666

Other Additions/Adjustments	Rate	Size	Cost
Addition/Crawl	30.25	418	12,645
Free Standing Roof	4.15	868	3,602

(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	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	9.61	960	9,226
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	14.86	360	5,350
Common Wall: 1 Wall	-731.25	1	-731

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County Multiplier = 1.38 => Cost New = 80,994

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 28,348
ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 14,174

2017 Est. T.C.V. 009-026-009-00 = 26,174

Est. TCV/Total Floor Area = 23.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,700	13,700	13,700	12,236	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	0	110	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,100	13,100	13,100	12,346	12,346	12,346	

009-026-010-00 2017 Est. T.C.V. MORRIS ANNETTE M ETAL
 Property Class: 401 4301 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	150.00	299.98	1.0000	1.0000	40	100		6,000
150 Actual Front Feet, 1.03 Total Acres Total Est. Land Value =								6,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.3	95	285
Total Estimated Land Improvements True Cash Value =					285

< 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	38.41	1.24	-6	720	26,889
Other Additions/Adjustments			Rate			Size	Cost
Addition/Crawl			37.50			480	18,000
Free Standing Roof			4.57			880	4,022

(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
(17) Garages							
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)							
Base Cost			20.84			390	8,128
Mechanical Doors			350.00			1	350
County Multiplier = 1.38 =>						Cost New =	88,691
Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,						Depr.Cost =	31,042
ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 =							15,521

2017 Est. T.C.V. 009-026-010-00						=	21,806
Est. TCV/Total Floor Area = 18.17, Most recent sale 10/10/2010 for 19,500							
2016 Assessed	MBOR	S.E.V.		Base for Cap		C.P.I.	
11,600	11,600	11,600		10,030		0.90	
2017	New Eq. Adjustment	Loss		Additions		Tax Adjustment	Losses
0	-700	0		0		90	0
2017 Assessed	MBOR	S.E.V.		Capped		->Taxable<-	PRE/MBT
10,900	10,900	10,900		10,120		10,120	10,120

009-026-011-00	2017 Est. T.C.V.	PROFFER ENTERPRISES LLC
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
SALES & 2013 EQ RATE			40.000	Acres	1,600	100		64,000
		40.00	Total Acres		Total Est.		Land Value =	64,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1628 SF Floor Area = 1628 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.91	0.00	0.00	1628	95,905

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

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WGEP (1 Story), Standard	44.60	100	4,460
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(17) Basement Garages

Basement Garage: 2 Car	2025.00	1	2,025
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County Multiplier = 1.38 => Cost New = 155,803

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 109,062

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	800	9,160
County Multiplier = 1.38 =>		Cost New =	12,641
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	6,320

Total Depreciated Cost = 115,382
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 109,613

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

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

<<<<< Calculator Cost Computations >>>>>
Class: S Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 9.35

Adjusted Square Foot Cost for Upper Floors = 9.35

1 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 10	Height per Story Multiplier: 1.000
Ave. Floor Area: 7,200	Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 9.35	

County Multiplier: 1.36, Final Square Foot Cost for Upper Floors = 12.716

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Total Floor Area: 7,200	Base Cost New of Upper Floors =	91,555
	Reproduction/Replacement Cost =	91,555
Eff.Age:40	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0	
	Total Depreciated Cost =	32,044
ECF (RESIDENTIAL RURAL/ NON SUB)	1.100 => TCV of Bldg: 1 =	35,249
Replacement Cost/Floor Area= 12.72	Est. TCV/Floor Area= 4.90	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 35,249

2017 Est. T.C.V. 009-026-011-00 = 208,862

Est. TCV/Total Floor Area = 23.66

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
101,200	101,200	101,200	82,530	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	0	742	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
104,400	104,400	104,400	83,272	83,272	0	

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009-026-012-00	2017 Est. T.C.V.	FAITH CHRISTIAN FELLOWSHIP
Property Class: 700		7700 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE 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	18.83	Acres	2000	100		37,656
18.83 Total Acres								Total Est. Land Value = 37,656

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	32500	50	23,075
Total Estimated Land Improvements True Cash Value =					23,075

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

Costs are taken from the Auditorium cost schedules.

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 99.60

(10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 99.60

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 10 Height per Story Multiplier: 0.695
Ave. Floor Area: 21,700 Perimeter: 657 Perim. Multiplier: 0.987
Refined Square Foot Cost for Upper Floors: 68.32

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 94.285

Total Floor Area: 21,700 **Draft Record Card - Printed before March Board of Review**
Base Cost New of Upper Floors = 2,045,974

Reproduction/Replacement Cost = 2,045,974
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 1,227,584

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 1 = 1,203,033
Replacement Cost/Floor Area= 94.28 Est. TCV/Floor Area= 55.44

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,203,033

2017 Est. T.C.V. 009-026-012-00	=	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

009-026-013-00	2017 Est. T.C.V.	HARJU ROBERT W & VIRGINIA M
Property Class: 401		7690 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE 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	316.00	1.0000	1.0000	40	100		12,480
312 Actual Front Feet, 2.26 Total Acres Total Est. Land Value =								12,480

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.27	1.00	96	45	444
Total Estimated Land Improvements True Cash Value =					444

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

(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	56.24	-8.10	0.00	960	46,214
1	Story Siding	Basement	56.24	0.00	0.00	384	21,596

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

(16) Breezeways
Frame Wall,Finished 27.25 96 2,616

(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 = 120,016

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 78,011
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 74,110

2017 Est. T.C.V. 009-026-013-00 = 87,034

Est. TCV/Total Floor Area = 64.76

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
41,300	41,300	41,300	35,822	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	322	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
43,500	43,500	43,500	36,144	36,144	36,144

009-026-014-00	2017 Est. T.C.V.	HESS PETER K & CAMILLE K (TTEE LE)
Property Class: 401		7650 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE 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	156.00	622.00	1.0000	1.0000	65	100		10,140
156 Actual Front Feet, 2.23 Total Acres Total Est. Land Value =								10,140

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	624	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1404 SF Floor Area = 1404 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.39	0.00	0.00	1404	89,000

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	25.25	144	3,636
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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	17.79	676	12,026
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	2	700
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	11.00	864	9,504

County Multiplier = 1.38 => Cost New = 170,940

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 111,111

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	450	5,153
County Multiplier = 1.38 => Cost New =			7,110
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost =			3,555

Total Depreciated Cost = 114,666

ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 108,933

Parcel Number: 009-026-014-00

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2017 Est. T.C.V. 009-026-014-00		=	120,023			
Est. TCV/Total Floor Area = 85.49						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
56,800	56,800	56,800	45,244	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,200	0	0	407	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,000	60,000	60,000	45,651	45,651	45,651	

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009-026-015-00 2017 Est. T.C.V. SAWMILLER JEREMY & HILARY
 Property Class: 401 7600 W BLUE RD
 Map #: LAKE TOWNSHIP LAKE 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			9.46 Acres		1900	100		17,965
			9.46 Total Acres				Total Est. Land Value =	17,965

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	4000	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					2,425

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

(11) Heating System: Forced Hot Water
 Ground Area = Size for Rates = 1452 SF Floor Area = 1452 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Basement 63.10 0.00 1.11 1452 93,233

Other Additions/Adjustments Rate Size Cost

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

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

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(15) Built-Ins & Fireplaces
 Appliance Allowance 1915.00 1 1,915
 Fireplace: Interior 1 Story 3250.00 2 6,500

(16) Porches
 CCP (1 Story), Standard 53.45 25 1,336

(16) Deck/Balcony
 Treated Wood,Standard 7.13 192 1,369

(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
 Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 11.60 768 8,909
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 181,791

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 136,344
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 129,526

2017 Est. T.C.V. 009-026-015-00 = 149,916

Est. TCV/Total Floor Area = 103.25, Most recent sale 08/14/2014 for 127,000
 2016 Assessed MBOR S.E.V. Base for Cap C.P.I.
 72,100 72,100 72,100 68,003 0.90
 2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 0 2,900 0 0 612 0
 2017 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT

Parcel Number: 009-026-015-00

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75,000	75,000	75,000	68,615	68,615	68,615
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009-026-016-00 2017 Est. T.C.V. MEYERING EMMA
 Property Class: 401 7668 W BLUE RD
 Map #: LAKE TOWNSHIP LAKE 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	156.00	632.00	1.0000	1.0000	65	100		10,140
156 Actual Front Feet, 2.26 Total Acres Total Est. Land Value =								10,140

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	322	71	786
Total Estimated Land Improvements True Cash Value =					786

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1975

(11) Heating System: Forced Air w/ Ducts

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

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

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	760.00	1	760
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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(17) Garages

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

Base Cost	20.00	528	10,560
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 127,883

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 76,730
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 69,057

2017 Est. T.C.V. 009-026-016-00 = 79,983

Est. TCV/Total Floor Area = 66.65, Most recent sale 08/13/2015 for 67,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
39,700	39,700	39,700	39,700	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	300	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,000	40,000	40,000	40,057	40,000	40,000

009-026-017-00 2017 Est. T.C.V. WALSH TRUDIE J
 Property Class: 401 7670 W 7670 X 150 W BLUE RD
 Map #: LAKE TOWNSHIP LAKE 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	162.00	312.00	1.0000	1.0000	40	100		6,480
162 Actual Front Feet, 1.16 Total Acres Total Est. Land Value =								6,480

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	Slab	45.71	-8.78	0.66	1344	50,521

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

(15) Built-Ins & Fireplaces

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

Pine w/Roof,Standard	16.50	144	2,376
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County Multiplier = 1.38 => Cost New = 82,527

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 70,148
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 66,640

2017 Est. T.C.V. 009-026-017-00 = 73,120

Est. TCV/Total Floor Area = 54.40, Most recent sale 04/13/2004 for 36,394

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,400	36,400	36,400	30,645	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	275	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,600	36,600	36,600	30,920	30,920	30,920	

009-026-017-40 2017 Est. T.C.V. WALSH PATRICK TRUSTEE
 Property Class: 401 7670 W BLUE RD
 Map #: LAKE TOWNSHIP LAKE 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	413.00	1.0000	1.0000	40	100		12,480
312 Actual Front Feet, 2.96 Total Acres Total Est. Land Value =								12,480

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

(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	Basement	43.98	0.00	0.66	1680	74,995

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) Porches

WCP (1 Story), Standard		21.59		160	3,454
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(16) Deck/Balcony

Roof Cover Only, Standard		8.50		384	3,264
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(17) Garages

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

Base Cost		9.30		1152	10,714
Mechanical Doors		325.00		2	650

County Multiplier = 1.38 => Cost New = 140,252

Phy/Ab.Phy/Func/Econ/Comb.%Good= 66/100/100/100/66.0, Depr.Cost = 92,567

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish		9.65		600	5,790
County Multiplier = 1.38 =>					7,990
Phy/Ab.Phy/Func/Econ/Comb.%Good= 46/100/100/100/46.0,					3,675

Total Depreciated Cost = 96,242

ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 91,430

2017 Est. T.C.V. 009-026-017-40 = 103,910

Est. TCV/Total Floor Area = 61.85

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
49,200	49,200	49,200	41,931	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,800	0	0	377	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,000	52,000	52,000	42,308	42,308	42,308	

009-026-017-85 2017 Est. T.C.V. ROSENBERY DOUGLAS L
 Property Class: 401 7674 W BLUE RD
 Map #: LAKE TOWNSHIP LAKE 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
312 Actual Front Feet, 0.72 Total Acres Total Est. Land Value =								8,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1983

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1140 SF Floor Area = 1140 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	47.18	-9.15	0.66	1140	44,107

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) Deck/Balcony

Treated Wood,Standard	5.94	360	2,138
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(17) Garages

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

Base Cost	16,770	528	8,818
Mechanical Doors	325.00	1	325
No Floor Deduction	-3.00	528	-1,584

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County Multiplier = 1.38 => Cost New = 82,605

Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 60,302

Separately Depreciated Items:

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)	3.97	210	834
County Multiplier = 1.38 =>		Cost New =	1,151
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,		Depr.Cost =	817

Total Depreciated Cost = 61,118

ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 58,062

2017 Est. T.C.V. 009-026-017-85 = 66,062

Est. TCV/Total Floor Area = 57.95

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,100	31,100	31,100	24,700	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,900	0	222	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,000	33,000	33,000	24,922	24,922	24,922	

009-026-018-00 2017 Est. T.C.V. PARKER TYRRELL J
 Property Class: 401 4919 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000	40.00	Acres	2000	100			80,000
40.00 Total Acres Total Est. Land Value =								80,000

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	504	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 1.75S Cls D Blt 1938

(11) Heating System: No Heating/Cooling
 Ground Area = Size for Rates = 1244 SF Floor Area = 2177 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.75 Story Siding Mich Bsmnt. 66.55 -3.97 -4.39 1244 72,388

Other Additions/Adjustments Rate Size Cost

(16) Porches
 WGEP (1 Story), Standard 28.17 224 6,310

County Multiplier = 1.38 => Cost New = 108,604
 Notes: 5/18/15 INTERIOR STRIPPING TO STUDS IN PROGRESS. -TIM

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 59,732
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 53,759
 40 % Completed => Est. True Cash Value 2017 = 21,504

Cost Est. for Res. Bldg: 2 Single Family MANU-BOCA/STATE Cls D-10 Blt 1994

(11) Heating System: Forced Air w/o Ducts
 Ground Area = Size for Rates = 924 SF Floor Area = 924 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Piers 44.42 -11.23 0.00 924 30,668

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 3 Fixture Bath 1650.00 2 3,300

(16) Deck/Balcony
 Treated Wood,Standard 10.82 40 433

County Multiplier = 1.38 => Cost New = 47,472
 Notes: MANUFACTURED

Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, Depr.Cost = 37,029
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 2 = 24,069

Cost Est. for Res. Bldg: 3 Single Family 1S Cls CD Blt 1969

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1632 SF Floor Area = 1632 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Slab 54.50 -9.29 0.00 1632 73,783

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			
CGEP (1 Story), Standard	29.48	240	7,075
CCP (1 Story), Standard	23.39	160	3,742
WCP (1 Story), Standard	22.62	160	3,619
(17) Garages			
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	16.58	720	11,938
Common Wall: 1 Wall	-1225.00	1	-1,225
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 146,552

Notes: RELOCATED IN 1998

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 87,931
ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 3 = 79,138

Ag. Bld 1 1935, 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
10.10	1.269	1.033	0.00
		1750	1.38
			31,974
Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/ 25/100/8.8, Depr.Cost = 2,798			
ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 3,078			

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Total Estimated True Cash Value of Agricultural Buildings = 3,078

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1935
Description of Occupancy: UNSOUND

Costs are taken from the Shed, Arch Rib cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: S Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 10.70
Adjusted Square Foot Cost for Upper Floors = 10.70
1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 12 Height per Story Multiplier: 1.040
Ave. Floor Area: 1,600 Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 11.13

County Multiplier: 1.36, Final Square Foot Cost for Upper Floors = 15.134

Total Floor Area: 1,600 Base Cost New of Upper Floors = 24,215
Reproduction/Replacement Cost = 24,215
Eff.Age:45 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /1 /100/100/0.4
Total Depreciated Cost = 85

ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 93
Replacement Cost/Floor Area= 15.13 Est. TCV/Floor Area= 0.06

Total Estimated True Cash Value of Commercial/Industrial Buildings = 93

Parcel Number: 009-026-018-00

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2017 Est. T.C.V. 009-026-018-00			=	209,307		
Est. TCV/Total Floor Area = 33.05						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,300	98,300	98,300	77,493	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,400	0	0	697	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
104,700	104,700	104,700	78,190	78,190	53,951	

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009-026-018-60	2017 Est. T.C.V.	SEYER ROBERT & DRENDA L (L/E)
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
40/FF	300.00	600.00	1.0000	1.0000	40	100		12,000
300 Actual Front Feet, 4.13 Total Acres Total Est. Land Value =								12,000

2017 Est. T.C.V. 009-026-018-60	=	12,000			
Est. TCV/Total Floor Area = 1.89					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
6,000	6,000	6,000	4,356	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	39	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,000	6,000	6,000	4,395	4,395	0

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009-026-018-70 2017 Est. T.C.V. PROFFER ENTERPRISES LLC
 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
SALES & 2013 EQ RATE			27.600	Acres	2,100	100		57,960
		27.60	Total Acres		Total Est.		Land Value =	57,960

2017 Est. T.C.V. 009-026-018-70 = 57,960

Est. TCV/Total Floor Area = 9.15

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
29,000	29,000	29,000	21,431	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	192	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
29,000	29,000	29,000	21,623	21,623	0

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009-026-018-90 2017 Est. T.C.V. BIRDWELL ANN
 Property Class: 401 4661 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
167 Actual Front Feet, 1.84 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.	3.78	1.00	288	94	1,023
Total Estimated Land Improvements True Cash Value =					1,023

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1616 SF Floor Area = 1616 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	54.56	-7.72	0.00	576	26,980
1	Story Siding	Crawl Space	54.56	-7.72	0.00	1040	48,714

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WCP (1 Story), Standard	22.62	160	3,619
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(16) Deck/Balcony

Treated Wood, Standard	7.59	120	911
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(17) Garages

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

Base Cost	11.14	768	8,556
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 136,612

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 120,218

Separately Depreciated Items:

Square footage # 1 is depreciated at 93 %Good...	Base Cost Was =	26,980
County Multiplier = 1.38 =>	Cost New =	37,232
Phy/Ab.+hy/Func/Econ/Comb.%Good= 5/100/100/100/5.0,	Depr.Cost =	1,862
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 =		115,976

2017 Est. T.C.V. 009-026-018-90 = 121,999

Est. TCV/Total Floor Area = 75.49, Most recent sale 08/12/2009 for 89,910

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
57,500	57,500	57,500	49,430	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,500	0	444	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
61,000	61,000	61,000	49,874	49,874	49,874

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009-026-018-95 2017 Est. T.C.V. PROFFER ENTERPRISES LLC
 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
40/FF	200.00	600.00	1.0000	1.0000	40	100		8,000
200 Actual Front Feet, 2.75 Total Acres Total Est. Land Value =								8,000

2017 Est. T.C.V. 009-026-018-95 = 8,000

Est. TCV/Total Floor Area = 4.95, Most recent sale 10/03/2007 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
4,000	4,000	4,000	4,000	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
4,000	4,000	4,000	4,036	4,000	0

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009-026-019-00 2017 Est. T.C.V. LANGE DAVID E
 Property Class: 401 4611 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

		* Factors *		2012 COMBINED SITE 018-68			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
40/FF	200.00	600.00	1.0000	1.0000	40 100		8,000
40/FF	100.00	400.00	1.0000	1.0000	40 100	SURPLUS	4,000
300 Actual Front Feet, 3.67 Total Acres						Total Est. Land Value =	12,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	3700	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					4,750

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1977

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 1080 SF Floor Area = 1080 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Basement 58.48 0.00 1.87 1080 65,178

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

(16) Deck/Balcony
 Treated Wood,Standard 7.46 128 955

(16) Breezeways
 Frame Wall,Finished 27.25 36 981

(17) Garages
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 12.60 576 7,258
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 114,832

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 80,382

Separately Depreciated Items:

(9) Basement Finish
 Basement Recreation Finish 11.25 1080 12,150
 County Multiplier = 1.38 => Cost New = 16,767
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 8,384

Total Depreciated Cost = 88,766
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 84,328

2017 Est. T.C.V. 009-026-019-00 = 101,078
 Est. TCV/Total Floor Area = 93.59, Most recent sale 10/31/2011 for 86,920

Parcel Number: 009-026-019-00

Page: 2

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,000	48,000	48,000	40,896	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	0	368	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,500	50,500	50,500	41,264	41,264	41,264	

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009-026-020-10 2017 Est. T.C.V. SALAZAR REY
 Property Class: 401 W BLUE RD
 Map #: LAKE TOWNSHIP LAKE 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			10.050	Acres	2,100	100		21,105
		10.05	Total	Acres	Total	Est.	Land Value =	21,105

< 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	Siding	Comp.Shingle	31.07	0.41	0	720	22,666

Other Additions/Adjustments	Rate	Size	Cost
Free Standing Roof	4.15	72	299

(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

(17) Garages
 Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 9.30 1024 9,523
 Mechanical Doors 325.00 1 325

County Multiplier = 1.38 => Cost New = 51,208

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 17,923
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 8,961
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< 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	Metal	34.15	-0.80	0	600	20,010

Other Additions/Adjustments	Rate	Size	Cost

(9) Foundation
 Foundation Wall: Concrete 7.13 0 0

County Multiplier = 1.38 => Cost New = 27,614

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 9,665
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 2 = 4,832

2017 Est. T.C.V. 009-026-020-10 = 34,898

Est. TCV/Total Floor Area = 26.44						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
18,100	18,100	18,100	14,944	0.90		
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-700	0	0	134	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,400	17,400	17,400	15,078	15,078	0	

009-026-020-20 2017 Est. T.C.V. NEWELL NATHAN & JAMIE
 Property Class: 402 W BLUE RD
 Map #: LAKE TOWNSHIP LAKE 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

2017 Est. T.C.V. 009-026-020-20 = 19,019

Est. TCV/Total Floor Area = 14.41, Most recent sale 10/10/2014 for 22,000

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	9,500	

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009-026-020-30	2017 Est. T.C.V.	NEWELL NATHAN
Property Class: 401		7140 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE 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			10.010	Acres	2,100	100		21,021
		10.01	Total Acres		Total Est.		Land Value =	21,021

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	97	2,425
Total Estimated Land Improvements True Cash Value =					2,425

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+5 Blt 2003

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 960 SF Floor Area = 1200 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	81.84	0.00	0.00	960	78,566

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

(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

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

Treated Wood, Standard	7.13	192	1,369
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(17) Garages

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

Base Cost	10.91	1280	13,965
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 152,896

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 137,606
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 130,726

2017 Est. T.C.V. 009-026-020-30 = 154,172

Est. TCV/Total Floor Area = 128.48, Most recent sale 03/01/2003 for 23,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
73,200	73,200	73,200	59,428	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,900	0	534	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
77,100	77,100	77,100	59,962	59,962	59,962	

009-026-020-40 2017 Est. T.C.V. NEWELL LYNN & EILEEN
 Property Class: 402 W BLUE RD
 Map #: LAKE TOWNSHIP LAKE 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

2017 Est. T.C.V. 009-026-020-40 = 19,019

Est. TCV/Total Floor Area = 15.85, Most recent sale 10/22/2004 for 30,000

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.	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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009-026-020-50 2017 Est. T.C.V. MOORE PATRICIA J
 Property Class: 401 7200 W BLUE RD
 Map #: LAKE TOWNSHIP LAKE 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	0.5	95	475
	Total Estimated Land Improvements True Cash Value =				475

Cost Est. for Res. Bldg: 1 Single Family 2S Cls CD Blt 1979

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 987 SF Floor Area = 1974 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	93.28	0.00	0.00	987	92,067

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Brick Veneer	8.00	120	960

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

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(14) Water/Sewer			
Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2895.00	1	2,895

(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
Fireplace: Exterior 2 Story	4150.00	1	4,150

(16) Porches			
WCP (1 Story), Standard	14.97	572	8,563

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

County Multiplier = 1.38 => Cost New = 170,992

Lump Sum Item(s):			
600 SQ FT POLE BARN	900.00	1.0	900

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,	Depr.Cost =	128,919
ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 =		116,027

2017 Est. T.C.V. 009-026-020-50 = 135,521

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
68,300	68,300	68,300	56,944	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-500	0	0	512	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
67,800	67,800	67,800	57,456	57,456	57,456

009-026-020-60 2017 Est. T.C.V. MOORE PATRICIA J
 Property Class: 402 S BLUE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRAGE C	40/FF	330.00	594.00	1.0000	1.0000	40	100	13,200
330 Actual Front Feet, 4.50 Total Acres Total Est. Land Value =								13,200

2017 Est. T.C.V. 009-026-020-60 = 13,200

Est. TCV/Total Floor Area = 6.69

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
6,600	6,600	6,600	3,843	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	34	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,600	6,600	6,600	3,877	3,877	3,877

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009-026-020-70 2017 Est. T.C.V. QUILLIAM DAVID C & CATHERINE G
 Property Class: 401 7110 W BLUE RD
 Map #: LAKE TOWNSHIP LAKE 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

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls BC Blt 1996

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1632 SF Floor Area = 1632 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1+ Story Siding Basement 77.82 0.00 0.00 1632 127,002

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 1120.00 1 1,120
 3 Fixture Bath 3525.00 1 3,525
 2 Fixture Bath 2350.00 1 2,350

(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: Exterior 1 Story 4925.00 1 4,925

(16) Porches
 CCP (1 Story), Standard 36,13 72 2,601

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(16) Deck/Balcony
 Treated Wood,Standard 8.01 192 1,538
 Treated Wood,Standard 7.75 240 1,860

(17) Garages
 Class:BC Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 19.12 728 13,919

County Multiplier = 1.38 => Cost New = 231,910

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 204,081
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 193,877

2017 Est. T.C.V. 009-026-020-70 = 212,896

Est. TCV/Total Floor Area = 130.45

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
101,700	101,700	101,700	87,072	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,700	0	783	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
106,400	106,400	106,400	87,855	87,855	87,855

009-026-020-80 2017 Est. T.C.V. DELBELLO FLOYD L & JAN M
 Property Class: 402 W BLUE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRAGE C	40/FF	330.00	594.00	1.0000	1.0000	40	100	13,200
330 Actual Front Feet, 4.50 Total Acres Total Est. Land Value =								13,200

2017 Est. T.C.V. 009-026-020-80 = 13,200

Est. TCV/Total Floor Area = 8.09

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
6,600	6,600	6,600	3,843	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	34	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,600	6,600	6,600	3,877	3,877	3,877

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009-026-020-90 2017 Est. T.C.V. DELBELLO FLOYD L
 Property Class: 401 7100 W BLUE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRAGE C 40/FF	330.00	574.20	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 4.35 Total Acres Total Est. Land Value =								13,200

Land Improvement Cost Estimates
 Land Improvment Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	320	50	550
Shed: Wood Frame	10.03	1.00	180	50	903
Total Estimated Land Improvements True Cash Value =					1,453

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1985

(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	Basement	60.40	0.00	0.00	1380	83,352

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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: Exterior 1 Story	3875.00	1	3,875

(16) Deck/Balcony

Treated Wood,Standard	6.22	528	3,284
Treated Wood,Standard	10.56	48	507

(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 = 153,473

Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 112,035

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	400	4,580
County Multiplier = 1.38 =>			Cost New = 6,320
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Depr.Cost = 3,160

Total Depreciated Cost = 115,195
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 109,436

2017 Est. T.C.V. 009-026-020-90 = 124,089

Est. TCV/Total Floor Area = 89.92

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
58,800	58,800	58,800	51,053	0.90
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-026-020-90

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0	3,200	0	0	459	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
62,000	62,000	62,000	51,512	51,512	51,512

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009-026-020-95 2017 Est. T.C.V. TRAVELBEE JOYCE M &
Property Class: 401 7026 W BLUE RD
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRAGE C 40/FF	330.00	574.20	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 4.35 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 1S Cls C Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1392 SF Floor Area = 1392 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.48	0.00	0.00	1392	88,364

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Brick Veneer	8.25	136	1,122

(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, 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	6.53	340	2,220
Roof Cover Only,Standard	10.20	240	2,448

(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	21.75	440	9,570
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.46	960	10,042
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 168,499

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 117,950
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 112,052

2017 Est. T.C.V. 009-026-020-95 = 126,202

Est. TCV/Total Floor Area = 90.66, Most recent sale 11/18/2006 for 1

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
59,800	59,800	59,800	51,452	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,300	0	463	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
63,100	63,100	63,100	51,915	51,915	51,915

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009-026-021-00	2017 Est. T.C.V.	MICH STATE HWY COMM
Property Class: 700		M-55
Map #:	LAKE TOWNSHIP	LAKE 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	1.76 Acres		5500	100		9,680
			1.76 Total Acres				Total Est. Land Value =	9,680

2017 Est. T.C.V. 009-026-021-00 = 0
Est. TCV/Total Floor Area = 0.00

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

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009-026-022-00	2017 Est. T.C.V.	VANDRIE BUILDING COMPANY INC
Property Class: 102		W BLUE 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/		77.25 Acres		1700	100		131,325
			77.25 Total Acres				Total Est. Land Value =	131,325

2017 Est. T.C.V. 009-026-022-00 = 131,325

Est. TCV/Total Floor Area = 94.34

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
69,500	69,500	69,500	60,642	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,800	0	0	545	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,700	65,700	65,700	61,187	61,187	61,187	

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009-026-022-95 2017 Est. T.C.V. WINKLE TRAVIS G & KRISTA M TRUST
 Property Class: 401 7490 W BLUE RD
 Map #: LAKE TOWNSHIP LAKE 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	300.00	400.00	1.0000	1.0000	75	100		22,500
300 Actual Front Feet, 2.75 Total Acres Total Est. Land Value =								22,500

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	120	0	0
D/W/P: 4in Concrete	3.61	1.00	3800	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	260	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	97	4,850
Total Estimated Land Improvements True Cash Value =					4,850

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C+10 Blt 2003

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1916 SF Floor Area = 2993 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	96.83	0.00	3.70	1436	144,361
1	Story Siding	Basement	66.75	0.00	2.11	192	13,221
1	Story Siding	Basement	66.75	0.00	2.11	288	19,832

Other Additions/Adjustments Rate Size Cost

(1) Exterior

Stone Veneer	10.25	60	615
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(9) Basement Finish

Basement Recreation Finish	11.45	1200	13,740
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(13) Plumbing

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

(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	31.93	80	2,554
WPP, Standard	8.68	384	3,333
CCP (1 Story), Standard	27.17	120	3,260

(16) Deck/Balcony

Treated Wood,Standard	6.78	256	1,736
Roof Cover Only,Standard	12.85	120	1,542

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	21.70	624	13,541
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	14.55	1320	19,206
Mechanical Doors	350.00	2	700
Class:BC Exterior: Pole Foundation: 18 Inch (Unfinished)			

Parcel Number: 009-026-022-95

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Base Cost	12.19	2277	27,757
Mechanical Doors	400.00	2	800

County Multiplier = 1.38 => Cost New = 384,375

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 345,938
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 328,641

2017 Est. T.C.V. 009-026-022-95 = 355,991

Est. TCV/Total Floor Area = 118.94

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
168,200	168,200	168,200	147,933	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,800	0	0	1,331	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
178,000	178,000	178,000	149,264	149,264	149,264	

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009-027-001-00 2017 Est. T.C.V. MORRIS FLOYD M JR & KACI L
 Property Class: 401 8455 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	332.70	1309.00	1.0000	0.0000	40	100*		0
Residentia 8 - 17 @\$1900		10.00 Acres			1900	100		19,000
* denotes lines that do not contribute to the total acreage calculation.								
333 Actual Front Feet, 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.	4.21	1.00	1318	0	0
D/W/P: 3.5 Concrete	3.44	1.00	428	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					2,425

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2302 SF Floor Area = 2302 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.29	-7.84	1.92	942	50,275
1	Story Siding	Basement	59.29	0.00	1.92	1360	83,246

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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(14) Water/Sewer

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	20.29	278	5,641
WPP, Standard	8.98	334	2,999

(17) Garages

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

Base Cost	17.35	1088	18,877
Common Wall: 1.5 Wall	-1925.00	1	-1,925
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 237,804

Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/ 90/100/84.6, Depr.Cost = 201,182
 Functional Depreciation because of: HANDICAP ADAPTED
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 191,123

2017 Est. T.C.V. 009-027-001-00 = 212,548

Est. TCV/Total Floor Area = 92.33, Most recent sale 05/15/2009 for 29,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
101,600	101,600	101,600	86,140	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,700	0	775	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-027-001-00

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106,300	106,300	106,300	86,915	86,915	86,915
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009-027-001-06 2017 Est. T.C.V. COWDREY PHILLIP & LINDA K
 Property Class: 401 8373 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			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
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	94	940
Total Estimated Land Improvements True Cash Value =					940

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1764 SF Floor Area = 1764 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.29	0.00	1.82	1764	106,034

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

(13) Plumbing

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

(14) Water/Sewer

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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(17) Garages

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

Base Cost	15.83	864	13,677
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 182,707

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 164,436

Separately Depreciated Items:

(16) Porches

CCP (1 Story), Standard	31.51	84	2,647
County Multiplier = 1.38 =>		Cost New =	3,653
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Depr.Cost =	3,470

Total Depreciated Cost = 167,906

ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 159,511

2017 Est. T.C.V. 009-027-001-06 = 181,451

Est. TCV/Total Floor Area = 102.86, Most recent sale 06/13/2005 for 31,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
86,000	86,000	86,000	73,716	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,700	0	663	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-027-001-06

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90,700	90,700	90,700	74,379	74,379	74,379
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009-027-001-12 2017 Est. T.C.V. LOVELL FAMILY HOUSE TRUST
 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			10.000		2,100	100		21,000
		10.00	Total Acres		Total Est.		Land Value =	21,000

2017 Est. T.C.V. 009-027-001-12 = 21,000

Est. TCV/Total Floor Area = 11.90, Most recent sale 04/01/1999 for 19,450

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	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,500	10,500	10,500	10,594	10,500	0

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009-027-001-18 2017 Est. T.C.V. ATKINS CHIP R
 Property Class: 401 8277 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			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
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	25	250
Total Estimated Land Improvements True Cash Value =					250

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	44.54	-7.47	0.66	1560	58,859

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

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(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	8.34	72	600
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(17) Garages

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

Base Cost	10.01	1200	12,012
No Floor Deduction	-3.00	1200	-3,600

County Multiplier = 1.38 => Cost New = 105,468

Notes: 1999 SKYLINE MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 92,812
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 60,328

2017 Est. T.C.V. 009-027-001-18 = 81,578

Est. TCV/Total Floor Area = 52.29, Most recent sale 03/01/2001 for 20,450

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
36,000	36,000	36,000	36,000	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,800	0	324	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,800	40,800	40,800	36,324	36,324	36,324

009-027-001-24 2017 Est. T.C.V. WOODWARD WALTER 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			10.000		2,100	100		21,000
		10.00	Total Acres		Total Est.		Land Value =	21,000

2017 Est. T.C.V. 009-027-001-24 = 21,000

Est. TCV/Total Floor Area = 13.46, Most recent sale 04/01/1999 for 20,950

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	0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
10,500	10,500	10,500	10,594	10,500	0		

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009-027-001-30	2017 Est. T.C.V.	KAMRATH RODNEY ROSWELL TRUST
Property Class: 401		8131 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			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: 4in Ren. Conc.	3.78	1.00	960	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 2003

(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	Crawl Space	54.55	-7.72	0.00	1620	75,865

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WCP (1 Story), Standard	21.08	192	4,047
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(16) Deck/Balcony

Treated Wood, Standard	6.18	420	2,596
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(17) Garages

Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	15.88	780	12,386
Common Wall: 1 Wall	-1225.00	1	-1,225
Automatic Doors	375.00	1	375
Class:CD Exterior: Pole Foundation: 42 Inch (Unfinished)			
Base Cost	10.46	2112	22,092
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 173,812

Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0, Depr.Cost = 154,692
ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 100,550

2017 Est. T.C.V. 009-027-001-30 = 123,925

Est. TCV/Total Floor Area = 76.50, Most recent sale 09/29/2008 for 172,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
53,900	53,900	53,900	52,175	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,100	0	469	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
62,000	62,000	62,000	52,644	52,644	52,644

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009-027-001-36 2017 Est. T.C.V. HENRY JESSICA L
 Property Class: 401 4028 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
250 Actual Front Feet, 1.36 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	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Duplex 1S Cls C Blt 1999

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1132 SF Floor Area = 1132 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	53.04	-8.65	0.00	1132	50,249
2 Exterior Units, (@6% more) Base cost of Exterior units =							106,529

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	2	3,040
3 Fixture Bath	2400.00	1	4,800

(14) Water/Sewer

Well, 100 Feet	2700.00	2	5,400
1000 Gal Septic	3085.00	2	6,170

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	2	7,660
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	25.05	330	16,533
Common Wall: 1.5 Wall	-1925.00	1	-3,850
Automatic Doors	375.00	1	750
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	25.05	330	16,533
Common Wall: 1.5 Wall	-1925.00	1	-3,850
Automatic Doors	375.00	1	750

County Multiplier = 1.38 => Cost New = 221,442

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 188,225
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.700 => TCV of Bldg: 1 = 131,758

2017 Est. T.C.V. 009-027-001-36 = 140,708

Est. TCV/Total Floor Area = 62.15, Most recent sale 04/10/2014 for 125,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
70,900	70,900	70,900	60,882	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	547	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
70,400	70,400	70,400	61,429	61,429	30,715

009-027-001-37 2017 Est. T.C.V. LAFFERTY DANNY J & DONNA MARIE
 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
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
220 Actual Front Feet, 1.26 Total Acres							Total Est. Land Value =	8,000

2017 Est. T.C.V. 009-027-001-37 = 8,000

Est. TCV/Total Floor Area = 3.53

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
4,400	4,400	4,400	2,304	0.90

2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-400	0	0	20	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,000	4,000	4,000	2,324	2,324	0

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009-027-001-38	2017 Est. T.C.V.	LAFFERTY DANNY J & DONNA MARIE
Property Class: 401		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	175.00	250.00	1.0000	1.0000	40	100		7,000
175 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								7,000

2017 Est. T.C.V. 009-027-001-38	=	7,000			
Est. TCV/Total Floor Area =	3.09				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,500	3,500	3,500	1,827	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	16	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,500	3,500	3,500	1,843	1,843	0

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009-027-001-39	2017 Est. T.C.V.	DORE DEREK
Property Class: 401		4058 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	402.00	633.90	1.0000	1.0000	40	100		16,080
402 Actual Front Feet, 5.85 Total Acres Total Est. Land Value =								16,080

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	35.26	0.00	0	500	17,630

Other Additions/Adjustments	Rate	Size	Cost
Addition/Crawl	30.25	300	9,075
Free Standing Roof	4.15	944	3,918

(2) Skirting
Metal Enamel

	5.43	120	652
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(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

(15) Built-Ins & Fireplaces
Appliance Allowance

	1,235.00	1	1,235
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(17) Garages
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	23.75	240	5,700
Mechanical Doors	325.00	1	325

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

Base Cost	9.30	1152	10,714
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 74,896

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 26,214
ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 13,107

2017 Est. T.C.V. 009-027-001-39 = 29,187

Est. TCV/Total Floor Area = 36.48, Most recent sale 11/07/2007 for 47,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,200	15,200	15,200	13,841	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	0	124	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,600	14,600	14,600	13,965	13,965	0	

009-027-001-42 2017 Est. T.C.V. GALLUP CASSY S
 Property Class: 401 4144 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	326.00	633.36	1.0000	1.0000	40	100		13,040
326 Actual Front Feet, 4.74 Total Acres Total Est. Land Value =								13,040

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 CD Blt 2001

(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
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(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	7.27	144	1,047
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(17) Garages

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	2	750
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.71	1200	11,652
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 147,941

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 130,188
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 123,678

2017 Est. T.C.V. 009-027-001-42					=	137,688
Est. TCV/Total Floor Area = 102.45, Most recent sale 10/17/2014 for 149,900						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
65,200	65,200	65,200	61,283	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,600	0	551	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
68,800	68,800	68,800	61,834	61,834	61,834	

009-027-001-45 2017 Est. T.C.V. DAVIDSON MARK E
 Property Class: 401 4218 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
326 Actual Front Feet, 4.74 Total Acres Total Est. Land Value =								5,000

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D-10 Blt 1999

(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	41.10	-6.98	0.59	1352	46,928

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, 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 = 76,566

Notes: '99 DUTCH

Phy/Ab.Phy/Func/Econ/Comb.%Good = 87/100/100/100/87.0 Depr. Cost = 66,613
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 43,298

2017 Est. T.C.V. 009-027-001-45 = 48,298

Est. TCV/Total Floor Area = 35.72, Most recent sale 09/19/2011 for 34,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,700	20,700	20,700	17,810	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,400		0	0	160	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,100	24,100	24,100	17,970	17,970	17,970	

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009-027-001-48	2017 Est. T.C.V.	BRYANT DONALD L & WYNN ANN
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		11.09 Acres	1900		100			21,071
		11.09 Total Acres					Total Est. Land Value =	21,071

2017 Est. T.C.V. 009-027-001-48	=	21,071			
Est. TCV/Total Floor Area = 15.59, Most recent sale 08/01/2002 for 24,500					
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	-1,100	0	-1,100	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,500	10,500	10,500	11,704	10,500	0

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009-027-001-53	2017 Est. T.C.V.	SERRA MICHAEL J & ELLYN G
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	27.91	Acres	2000	100		55,820
			27.91	Total Acres			Total Est. Land Value =	55,820

2017 Est. T.C.V. 009-027-001-53 = 55,820

Est. TCV/Total Floor Area = 41.29, Most recent sale 06/01/2000 for 47,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,900	27,900	27,900	23,087	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	207	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,900	27,900	27,900	23,294	23,294	0	

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009-027-001-70 2017 Est. T.C.V. SERRA MICHAEL J & ELLYN G
 Property Class: 401 8350 W WORKMAN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	20.00	Acres	2000	100		40,000
20.00 Total Acres Total Est. Land Value =								40,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.83	1.00	192	50	943
Total Estimated Land Improvements True Cash Value =					943

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+10 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1080 SF Floor Area = 1620 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	92.84	0.00	3.16	1080	103,680

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

Appliance Allowance	1915.00	1	1,915
Fireplace: Wood Stove	1350.00	1	1,350

(16) Porches

WGEP (1 Story), Standard	46.34	90	4,171
WCP (1 Story), Standard	19.29	288	5,556

(16) Deck/Balcony

Treated Wood, Standard	6.44	414	2,666
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County Multiplier = 1.38 => Cost New = 177,030

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 159,327
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 151,360

2017 Est. T.C.V. 009-027-001-70 = 192,303
 Est. TCV/Total Floor Area = 118.71, Most recent sale 04/01/1999 for 36,950

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
91,600	91,600	91,600	76,615	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,600	0	689	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
96,200	96,200	96,200	77,304	77,304	0	

009-027-001-85 2017 Est. T.C.V. CUNNINGHAM ROBERT L & CAROL E
 Property Class: 401 8434 W WORKMAN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	20.00	Acres	2000	100		40,000
20.00 Total Acres Total Est. Land Value =								40,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.06	1.00	120	50	663
Total Estimated Land Improvements True Cash Value =					663

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
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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) Porches							
WGEP (1 Story), Standard			45.30			96	4,349

(16) Deck/Balcony							
Treated Wood,Standard			8.22			104	855

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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	1	375

County Multiplier = 1.38 => Cost New = 30,673

Lump Sum Item(s):

160 SQ FT FV TT	1.00	5000.0	4,750
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 31,881
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 30,287

2017 Est. T.C.V. 009-027-001-85		=	70,950			
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/29/2010 for 36,700						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,600	34,600	34,600	26,710	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	900	0	0	0	240	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,500	35,500	35,500	26,950	26,950	0	

009-027-002-00 2017 Est. T.C.V. HEJNAL STEVEN & TARA
 Property Class: 401 8655 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	20.00	Acres	2000	100		40,000
20.00 Total Acres Total Est. Land Value =								40,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.24	1.00	1200	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	288	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1794 SF Floor Area = 1794 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.12	0.00	1.82	1794	107,532

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	11.45	897	10,271
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(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	2	4,800
2 Fixture Bath	1600.00	1	1,600

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WGEP (1 Story), Standard	29.86	240	7,166
WCP (1 Story), Standard	27.44	112	3,073

(16) Deck/Balcony

Treated Wood, Standard	7.90	120	948
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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

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

Base Cost	10.13	2400	24,312
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 246,533

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 209,553
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 199,075

2017 Est. T.C.V. 009-027-002-00 = 240,025

Est. TCV/Total Floor Area = 133.79, Most recent sale 03/21/2016 for 230,000

Parcel Number: 009-027-002-00

Page: 2

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
110,700	110,700	110,700	93,284	0.90		
2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,300	0	0	26,716	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
120,000	120,000	120,000	94,123	120,000	120,000	

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009-027-002-25 2017 Est. T.C.V. BUGARD RYAN W
 Property Class: 401 8595 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

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

(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	Basement	63.07	0.00	0.00	1456	91,830

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)

Base Cost	18.40	624	11,482
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

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County Multiplier = 1.38 => Cost New = 160,618

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = 138,131
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 131,225

2017 Est. T.C.V. 009-027-002-25 = 150,225

Est. TCV/Total Floor Area = 103.18, Most recent sale 11/25/2014 for 114,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,200	72,200	72,200	68,103	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,900	0	612	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
75,100	75,100	75,100	68,715	68,715	68,715	

009-027-002-40 2017 Est. T.C.V. LITALIEN STEVE & MARCI N
 Property Class: 401 8533 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			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
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1716 SF Floor Area = 1716 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	43.84	-7.27	0.66	1716	63,887

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
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(16) Deck/Balcony

Treated Wood,Standard	7.60	100	760
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(17) Garages

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

Base Cost	9.61	960	9,226
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County Multiplier = 1.38 => Cost New = 113,750

Notes: 2016-00149 AFFMAN 1999 NEW MOON S/N 143T2393

Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0, Depr.Cost = 101,237
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 65,804

2017 Est. T.C.V. 009-027-002-40 = 87,279

Est. TCV/Total Floor Area = 50.86, Most recent sale 08/01/1999 for 17,527

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,400	38,400	38,400	38,400	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,200	0	0	345	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,600	43,600	43,600	38,745	38,745	38,745	

009-027-002-50 2017 Est. T.C.V. CHRISTENSON LARRY L, DOUGLAS S
 Property Class: 401 8528 W WORKMAN RD
 Map #: LAKE TOWNSHIP

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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
Shed: Wood Frame	11.06	1.00	120	50	663
Total Estimated Land Improvements True Cash Value =					663

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1118 SF Floor Area = 1370 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Pine Logs	Basement	82.47	0.00	0.00	1008	83,130
1	Story Siding	Basement	69.17	0.00	0.00	110	7,609

Other Additions/Adjustments Rate Size Cost

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

(14) Water/Sewer
 Well, 100 Feet 2700.00 1 2,700
 1000 Gal Septic 3085.00 1 3,085

(15) Built-Ins & Fireplaces **Draft Record Card - Printed before March Board of Review**
 Appliance Allowance 1915.00 1 1,915

(16) Porches
 WCP (1 Story), Standard 31.12 80 2,490
 WCP (1 Story), Standard 20.83 224 4,666

County Multiplier = 1.38 => Cost New = 146,768

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 132,092
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 125,487

2017 Est. T.C.V. 009-027-002-50 = 190,150

Est. TCV/Total Floor Area = 138.80, Most recent sale 07/01/1999 for 56,400

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
91,300	91,300	91,300	78,375	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,800	0	0	705	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
95,100	95,100	95,100	79,080	79,080	0	

009-027-003-00 2017 Est. T.C.V. EMERY C KIM
 Property Class: 401 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	240.00	0.00	1.0000	1.0000	50	100		12,000
Residentia 66 - 120	\$2200	79.00	Acres		2200	100		173,800
Residentia ROAD @ ZERO		1.00	Acres		0	100		0
240 Actual Front Feet, 80.00 Total Acres Total Est. Land Value =								185,800

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

(11) Heating System: No Heating/Cooling

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

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

3 Fixture Bath	1650.00	-1	-1,650
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(16) Porches

WPP, Standard	15.06	72	1,084
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(17) Garages

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

Base Cost	9.30	1966	18,284
Mechanical Doors	325.00	2	650

County Multiplier = 1.38 => Cost New = 25,348

Phy/Ab.Phy/Func/Econ/Comb.%Good = 89/100/100/100/99-0 Depr. Cost = 25,095
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 23,840

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2017 Est. T.C.V. 009-027-003-00 = 209,640

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/01/1999 for 102,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
88,300	88,300	88,300	54,909	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,500	0	0	494	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
104,800	104,800	104,800	55,403	55,403	0	

009-027-004-00 2017 Est. T.C.V. SHERMAN CHARLES L
 Property Class: 402 W WORKMAN RD
 Map #: LAKE TOWNSHIP LAKE 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	2659.00	370.89	1.0000	1.0000	40	100		106,360
2659 Actual Front Feet, 22.64 Total Acres Total Est. Land Value =								106,360

2017 Est. T.C.V. 009-027-004-00 = 106,360

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
53,200	53,200	53,200	27,926	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	251	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
53,200	53,200	53,200	28,177	28,177	0

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009-027-005-00 2017 Est. T.C.V. AMIN KARY & MELISSA
 Property Class: 402 W WORKMAN RD
 Map #: LAKE TOWNSHIP LAKE 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
770 Actual Front Feet, 1.50 Total Acres							Total Est. Land Value =	35,000

2017 Est. T.C.V. 009-027-005-00 = 35,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,000	15,000	15,000	4,000	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	0	36	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,500	17,500	17,500	4,036	4,036	0	

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009-027-006-00 2017 Est. T.C.V. WALLINGTON JIMMY D & NANCY L
 Property Class: 401 4735 S BLODGET RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	170.00	440.73	1.0000	1.0000	100	100		17,000
170 Actual Front Feet, 1.72 Total Acres Total Est. Land Value =								17,000

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 1994

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1565 SF Floor Area = 2739 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	90.54	0.00	0.00	1565	141,695

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

(13) Plumbing

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

(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	16.01	528	8,453
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(16) Deck/Balcony

Treated Wood,Standard	6.45	404	2,606
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(17) Garages

Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.13	1200	12,156

County Multiplier = 1.38 => Cost New = 246,944

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 217,311
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 206,445

2017 Est. T.C.V. 009-027-006-00 = 223,445

Est. TCV/Total Floor Area = 81.58

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
105,600	105,600	105,600	90,282	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,100	0	0	812	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
111,700	111,700	111,700	91,094	91,094	91,094	

009-027-007-00 2017 Est. T.C.V. SHERMAN CHARLES L
 Property Class: 402 W WORKMAN RD
 Map #: LAKE TOWNSHIP LAKE 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			1.061	Acres	11,310	100		12,000
		1.06	Total Acres		Total Est.	Land Value =		12,000

2017 Est. T.C.V. 009-027-007-00 = 12,000

Est. TCV/Total Floor Area = 4.38

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	3,749	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	33	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	3,782	3,782	0	

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009-027-008-00 2017 Est. T.C.V. ROBBINS ROBERT L
 Property Class: 401 4607 S BLODGETT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	2500.00	0.00	1.0000	1.0000	40	100		100,000
Residentia 30 - 65	\$2000	52.66	Acres		2000	100		105,320
2500 Actual Front Feet, 52.66 Total Acres Total Est. Land Value =								205,320

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	7.49	1.00	100	25	187
Total Estimated Land Improvements True Cash Value =					187

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1947

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1087 SF Floor Area = 1087 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	47.65	-8.24	-1.89	775	29,078
1	Story Siding	Crawl Space	47.65	-8.24	-1.89	312	11,706

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 CGEP (1 Story), Standard 30.00 200 6,000

County Multiplier = 1.38 => Cost New = 72,918

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 40,105

Separately Depreciated Items:

Square footage # 2 is depreciated at 85 %Good... Base Cost Was = 11,706
 County Multiplier = 1.38 => Cost New = 16,155
 Phy/Ab.+hy/Func/Econ/Comb.%Good= 30/100/100/100/30.0, Depr.Cost = 4,846

(16) Deck/Balcony
 Pine w/Roof,Standard 16.50 144 2,376
 County Multiplier = 1.38 => Cost New = 3,279
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = 2,820

(17) Garages
 Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 14.18 768 10,890
 Storage area over garage 3.75 768 2,880
 County Multiplier = 1.38 => Cost New = 19,003
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 15,202
 Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 9.61 960 9,226
 County Multiplier = 1.38 => Cost New = 12,731
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0, Depr.Cost = 9,421

Total Depreciated Cost = 72,395

Parcel Number: 009-027-008-00

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ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 65,155

2017 Est. T.C.V. 009-027-008-00 = 270,662

Est. TCV/Total Floor Area = 249.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
129,800	129,800	129,800	80,437	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,500	0	0	723	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
135,300	135,300	135,300	81,160	81,160	81,160	

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009-027-008-95	2017 Est. T.C.V.	WALLINGTON JIMMY D & NANCY L
Property Class: 402		S BLODGET RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	130.00	130.00	1.0000	1.0000	40	100		5,200
130 Actual Front Feet, 0.39 Total Acres							Total Est. Land Value =	5,200

2017 Est. T.C.V. 009-027-008-95	=	5,200			
Est. TCV/Total Floor Area = 4.78					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2,600	2,600	2,600	746	0.90	
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	6	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,600	2,600	2,600	752	752	0

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009-027-009-00 2017 Est. T.C.V. ROBBINS JACK D
 Property Class: 401 8970 W BLUE RD
 Map #: LAKE TOWNSHIP LAKE 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		16.52 Acres			1900	100		31,382
		16.52 Total Acres					Total Est. Land Value =	31,382

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	351	50	562
	Total Estimated Land Improvements True Cash Value =				562

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C+5 Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 936 SF Floor Area = 1638 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	103.87	0.00	0.00	936	97,222

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	11.45	840	9,618
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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, 50 Feet	1575.00	1	1,575
1000 Gal Septic	3085.00	1	3,085

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 2 Story	4650.00	1	4,650

(16) Deck/Balcony

Treated Wood,Standard	6.50	351	2,282
Treated Wood,Standard	10.56	48	507
Pine w/Roof,Standard	20.80	112	2,330

(17) Garages

Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.95	720	7,884
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.95	720	7,884

County Multiplier = 1.38 => Cost New = 196,114

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 127,474
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 121,100

Cost Est. for Res. Bldg: 2 Single Family MANU-BOCA/STATE Cls CD Blt 1996

(11) Heating System: Forced Hot Water

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	58.89	-12.57	0.97	1040	49,182

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	630.00	1	630
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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
(16) Deck/Balcony Treated Wood w/Roof, Standard	21.65	96	2,078

County Multiplier = 1.38 => Cost New = 83,801
Notes: 1996 FAIRMONT MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 67,040
ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 2 = 43,576

2017 Est. T.C.V. 009-027-009-00 = 196,620

Est. TCV/Total Floor Area = 73.42

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,400	98,400	98,400	89,471	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-100	0	0	805	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,300	98,300	98,300	90,276	90,276	90,276	

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009-027-009-40 2017 Est. T.C.V. GOODRICH FLOYD L & JUDITH K TTEES
 Property Class: 401 8820 W BLUE RD
 Map #: LAKE TOWNSHIP LAKE 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	22.58	Acres	2000	100		45,160
22.58 Total Acres Total Est. Land Value =								45,160

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	400	0	0
D/W/P: Asphalt Paving	1.51	1.00	1500	0	0

Residential Local Cost Land Improvements

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

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1176 SF Floor Area = 1176 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	57.53	0.00	0.00	864	49,706
1	Story Siding	Crawl Space	57.53	-8.40	0.00	312	15,329

Other Additions/Adjustments

	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	630.00	1	630
2 Fixture Bath	1325.00	1	1,325

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(14) Water/Sewer				
Well, 50 Feet	1575.00	1	1,575	
1000 Gal Septic	2895.00	1	2,895	
(15) Built-Ins & Fireplaces				
Appliance Allowance	1415.00	1	1,415	
(16) Porches				
CCP (1 Story), Standard	30.65	80	2,452	
(16) Deck/Balcony				
Treated Wood,Standard	7.46	128	955	

(17) Garages

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

Base Cost	17.70	624	11,045
Common Wall: 1.5 Wall	-1850.00	1	-1,850
Automatic Doors	375.00	2	750

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

Base Cost	9.71	1536	14,915
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County Multiplier = 1.38 => Cost New = 139,574

Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 101,889
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 96,795

2017 Est. T.C.V. 009-027-009-40	=	144,330
Est. TCV/Total Floor Area = 122.73		
2016 Assessed	MBOR	S.E.V.
69,300	69,300	69,300
2017 New Eq. Adjustment	Loss	Additions
0	2,900	0
2017 Assessed	MBOR	S.E.V.
		Capped
		->Taxable<-
		PRE/MBT

Parcel Number: 009-027-009-40

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72,200	72,200	72,200	54,743	54,743	54,743
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009-027-009-80 2017 Est. T.C.V. MAC ARTHUR DORIS I
 Property Class: 401 8900 W BLUE RD
 Map #: LAKE TOWNSHIP LAKE 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	190.00	208.00	1.0000	1.0000	40	100		7,600
190 Actual Front Feet, 0.91 Total Acres Total Est. Land Value =								7,600

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.02	1.00	64	45	289
Total Estimated Land Improvements True Cash Value =					289

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 = 980 SF Floor Area = 980 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	48.70	-12.28	0.66	980	36,338

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	525.00	1	525
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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 w/Roof,Standard	36.50	24	876
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(17) Garages

Class:CD	Exterior: Pole	Foundation: 18 Inch	(Unfinished)		
Base Cost				480	6,552
No Floor Deduction				480	-1,488

County Multiplier = 1.38 => Cost New = 66,700

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 43,355
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 28,181

2017 Est. T.C.V. 009-027-009-80 = 36,070

Est. TCV/Total Floor Area = 36.81

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
15,800	15,800	15,800	15,800	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,200	0	0	142	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
18,000	18,000	18,000	15,942	15,942	15,942

009-027-010-00 2017 Est. T.C.V. PURSLEY MICHAEL S
 Property Class: 401 8624 W BLUE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & 2013 EQ RATE			0.999 Acres		12,000	100		11,988
		1.00	Total Acres		Total Est.		Land Value =	11,988

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 D Blt 1926

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 896 SF Floor Area = 896 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	49.68	0.00	0.66	896	45,105

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	

(16) Porches

CGEP (1 Story), Standard	28.90	224	6,474
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Unit-in-Place Cost Items:

BARN	1.00	500	500
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County Multiplier = 1.38 => Cost New = 80,224

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 44,123
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 39,711

2017 Est. T.C.V. 009-027-010-00 = 52,669

Est. TCV/Total Floor Area = 58.78, Most recent sale 12/10/2010 for 32,800

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
26,200	26,200	26,200	17,963	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	161	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
26,300	26,300	26,300	18,124	18,124	0

009-027-010-10 2017 Est. T.C.V. BILLETT CARROLL D & DARLENE J
 Property Class: 102 W BLUE 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		16.05 Acres	3600		100			57,780
AG SW 2014 UNTILLABLE		3.00 Acres	1700		100			5,100
AG SW 2014 ROW		0.45 Acres	0		100			0
19.50 Total Acres Total Est. Land Value =								62,880

2017 Est. T.C.V. 009-027-010-10 = 62,880

Est. TCV/Total Floor Area = 70.18

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,100	36,100	36,100	8,702	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,700	0	0	78	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,400	31,400	31,400	8,780	8,780	8,780	

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009-027-010-50	2017 Est. T.C.V.	BILLET AARON & SHIRLEY LIFE ESTATE
Property Class: 102		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 8 - 17 Acres		15.00 Acres	3600		100			54,000
AG SW 2014 UNTILLABLE		1.50 Acres	1700		100			2,550
AG SW 2014 ROW		0.50 Acres	0		100			0
		17.00 Total Acres					Total Est. Land Value =	56,550

2017 Est. T.C.V. 009-027-010-50 = 56,550

Est. TCV/Total Floor Area = 63.11

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,500	31,500	31,500	7,584	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,200	0	0	68	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,300	28,300	28,300	7,652	7,652	7,652	

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009-027-011-00 2017 Est. T.C.V. BILLETT AARON R & SHIRLEY J
 Property Class: 401 8510 W BLUE RD
 Map #: LAKE TOWNSHIP LAKE 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	225.00	484.00	1.0000	1.0000	40	100		9,000
225 Actual Front Feet, 2.50 Total Acres Total Est. Land Value =								9,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1056 SF Floor Area = 1628 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Tri-Level	Siding	Basement	70.29	0.00	0.00	1056	74,226
1	Story Siding	Overhang	33.35	0.00	0.00	44	1,467

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish
 Basement Living Finish 16.50 528 8,712

(13) Plumbing
 Average Fixture(s) 630.00 1 630
 2 Fixture Bath 1325.00 1 1,325

(14) Water/Sewer
 Well, 50 Feet 1575.00 1 1,575
 1000 Gal Septic 2895.00 1 2,895

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

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(17) Garages
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 19.98 484 9,670
 Common Wall: 1 Wall -1225.00 1 -1,225
 Automatic Doors 375.00 1 375
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 9.71 1408 13,672

County Multiplier = 1.38 => Cost New = 158,338

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 112,420

Separately Depreciated Items:

Unit-in-Place Cost Items:
 ROOF STRUCT. (SQ FT) 3.97 720 2,858
 County Multiplier = 1.38 => Cost New = 3,945
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 2,958

Total Depreciated Cost = 115,378
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 109,609

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0
 Description of Occupancy: SOUTH MOST BLDG

Costs are taken from the Shed, Equipment, 3 Wall cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: D,Pole Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 13.80
 Adjusted Square Foot Cost for Upper Floors = 13.80

009-027-012-00 2017 Est. T.C.V. AMIN ADAM & AMIN KAREEM & AMIN KIM
 Property Class: 401 8261 W WORKMAN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> RURAL SITES					15000	100		15,000
Residentia 8 - 17 @\$1900	16.20 Acres		1900		100			30,780
200 Actual Front Feet, 16.20 Total Acres Total Est. Land Value =								45,780

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	1000	0	0
Fencing: Wd, Split, 2 Rail	8.01	1.00	40	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C-5 Blt 1984

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 864 SF Floor Area = 1296 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.5 Story Siding Crawl Space 83.68 -9.66 0.00 864 63,953

Other Additions/Adjustments

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

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

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

(16) Porches			
WSEP (1 Story), Standard	25.50	200	5,100

(16) Deck/Balcony			
Treated Wood,Standard	6.69	288	1,927

(16) Breezeways			
Frame Wall,Finished	27.75	80	2,220

(17) Garages

Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	16.42	672	11,034
Storage area over garage	3.95	250	988
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	14.55	1217	17,707
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 156,442

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 117,332
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 111,465

2017 Est. T.C.V. 009-027-012-00 = 157,720
 Est. TCV/Total Floor Area = 121.70
 2016 Assessed MBOR S.E.V. Base for Cap C.P.I.
 77,200 77,200 77,200 54,019 0.90

Parcel Number: 009-027-012-00

Page: 2

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,700	0	0	486	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	78,900	78,900	78,900	54,505	54,505	0

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009-027-013-00 2017 Est. T.C.V. SHERMAN CHARLES
 Property Class: 402 W WORKMAN RD
 Map #: LAKE TOWNSHIP LAKE 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
300 Actual Front Feet, 4.78 Total Acres							Total Est. Land Value =	35,000

2017 Est. T.C.V. 009-027-013-00 = 35,000

Est. TCV/Total Floor Area = 27.01

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,000	15,000	15,000	7,535	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	0	67	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,500	17,500	17,500	7,602	7,602	0	

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009-027-014-00 2017 Est. T.C.V. BOOKER PATRICIA
 Property Class: 401 W WORKMAN RD
 Map #: LAKE TOWNSHIP LAKE 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
200 Actual Front Feet, 2.89 Total Acres Total Est. Land Value =								35,000

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

(11) Heating System: Forced Air w/ Ducts

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

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

Other Additions/Adjustments	Rate	Size	Cost

County Multiplier = 1.38 => Cost New = 0

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 0
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 0

2017 Est. T.C.V. 009-027-014-00 = 35,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,000	15,000	15,000	5,129	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	0	46	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,500	17,500	17,500	5,175	5,175	5,175	

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009-027-015-00 2017 Est. T.C.V. KING LARRY W & BARBARA G
 Property Class: 402 W WORKMAN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> RURAL SITES					15000	100		15,000
153 Actual Front Feet, 1.32 Total Acres							Total Est. Land Value =	15,000

2017 Est. T.C.V. 009-027-015-00 = 15,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/01/1998 for 10,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,500	7,500	7,500	7,500	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	
7,500	7,500	7,500	7,567	7,500	0	

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009-027-015-25 2017 Est. T.C.V. JENSEN DAVID E & LAURIE L
 Property Class: 402 W WORKMAN RD
 Map #: LAKE TOWNSHIP LAKE 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			1.250	Acres	9,600	100		12,000
		1.25	Total Acres		Total Est. Land Value =			12,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					4,750

2017 Est. T.C.V. 009-027-015-25	=	16,750
Est. TCV/Total Floor Area =	0.00	
2016 Assessed	MBOR	S.E.V.
8,400	8,400	8,400
		Base for Cap
		7,125
		C.P.I.
		0.90
2017 New Eq. Adjustment	Loss	Additions
0	0	0
		Tax Adjustment
		64
		Losses
		0
2017 Assessed	MBOR	S.E.V.
8,400	8,400	8,400
		Capped
		7,189
		->Taxable<-
		7,189
		PRE/MBT
		0

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009-027-015-50 2017 Est. T.C.V. RAYMOND GREGORY P
 Property Class: 401 W WORKMAN RD
 Map #: LAKE TOWNSHIP LAKE 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	148.00	88.30	1.0000	1.0000	40	100		5,920
148 Actual Front Feet, 0.30 Total Acres Total Est. Land Value =								5,920

2017 Est. T.C.V. 009-027-015-50 = 5,920

Est. TCV/Total Floor Area = 0.00

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

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009-027-015-70 2017 Est. T.C.V. JENSEN DAVID E
 Property Class: 402 W WORKMAN RD
 Map #: LAKE TOWNSHIP LAKE 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
<Site Value B> SITE	7000				7000	100		7,000
248 Actual Front Feet, 0.65 Total Acres Total Est. Land Value =								14,000

2017 Est. T.C.V. 009-027-015-70 = 14,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,000	7,000	7,000	2,173	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	19	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,000	7,000	7,000	2,192	2,192	0	

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009-027-015-80 2017 Est. T.C.V. LANGMESSER JEAN M
 Property Class: 402 W WORKMAN RD
 Map #: LAKE TOWNSHIP LAKE 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
100 Actual Front Feet, 0.30 Total Acres							Total Est. Land Value =	7,000

2017 Est. T.C.V. 009-027-015-80 = 7,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
3,500	3,500	3,500	1,238	0.90

2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	11	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,500	3,500	3,500	1,249	1,249	1,249

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009-027-016-00	2017 Est. T.C.V.	KING LARRY & BARBARA
Property Class: 401		8357 W WORKMAN RD
Map #:	LAKE TOWNSHIP	LAKE 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
192 Actual Front Feet, 1.86 Total Acres					Total Est.		Land Value =	35,000

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1492 SF Floor Area = 1492 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	62.83	0.00	-0.27	1492	93,340

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	17.69	408	7,218
CCP (1 Story), Standard	28.24	112	3,163

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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	2	700

County Multiplier = 1.38 => Cost New = 175,727

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 105,436
ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 94,893

2017 Est. T.C.V. 009-027-016-00 = 129,893

Est. TCV/Total Floor Area = 87.06

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
62,100	62,100	62,100	53,525	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	481	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
64,900	64,900	64,900	54,006	54,006	0	

009-027-017-00 2017 Est. T.C.V. KING LARRY & BARBARA
 Property Class: 402 W WORKMAN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	7000				7000	100		7,000
Residentia 30 - 65	\$2000	38.30 Acres			2000	100		76,594
20 Actual Front Feet, 38.30 Total Acres Total Est. Land Value =								83,594

2017 Est. T.C.V. 009-027-017-00 = 83,594

Est. TCV/Total Floor Area = 56.03

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,000	38,000	38,000	18,453	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,800	0	0	166	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,800	41,800	41,800	18,619	18,619	0	

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009-027-018-00 2017 Est. T.C.V. OLNEY THOMAS JR & OLNEY ROBERT
 Property Class: 402 W WORKMAN RD
 Map #: LAKE TOWNSHIP LAKE 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
30 Actual Front Feet, 0.60 Total Acres							Total Est. Land Value =	8,000

2017 Est. T.C.V. 009-027-018-00 = 8,000

Est. TCV/Total Floor Area = 5.36

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,800	3,800	3,800	3,700	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	33	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	3,733	3,733	0	

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009-027-020-90 2017 Est. T.C.V. STEVENS KIM
 Property Class: 401 4520 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	130.00	300.00	1.0000	1.0000	40	100		5,200
130 Actual Front Feet, 0.90 Total Acres Total Est. Land Value =								5,200

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.85	1.00	120	50	591
Shed: Wood Frame	10.75	1.00	80	50	430
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					1,496

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

(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	59.23	-8.74	0.00	1008	50,894

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

WPP, Standard	10.28	197	2,025
WCP (1 Story), Standard	21.47	184	3,950
CCP (1 Story), Standard	30.95	77	2,383

(17) Garages

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

Base Cost	10.92	941	10,276
Common Wall: 1 Wall	-918.75	1	-919
Automatic Doors	375.00	2	750
No Floor Deduction	-3.10	941	-2,917

County Multiplier = 1.38 => Cost New = 100,681

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 70,477
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 66,953

2017 Est. T.C.V. 009-027-020-90 = 73,649

Est. TCV/Total Floor Area = 73.06, Most recent sale 09/01/2001 for 77,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
34,800	34,800	34,800	30,630	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,000	0	0	275	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
36,800	36,800	36,800	30,905	30,905	30,905

009-027-021-00 2017 Est. T.C.V. GABAY ROSTYSLAV
 Property Class: 401 8370 W BLUE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

		* Factors *		CLAM RIVER		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
40/FF	1320.00	1136.36	1.0000	1.0000	40 100	52,800
Residentia 30 - 65	\$2000	34.00	Acres	2000	100	68,000
1320 Actual Front Feet, 68.44 Total Acres Total Est. Land Value =						120,800

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	1040	0	0
D/W/P: 3.5 Concrete	3.44	1.00	770	0	0
D/W/P: 3.5 Concrete	3.44	1.00	210	0	0
Fencing: Wd, Split, 3 Rail	8.85	1.00	230	94	1,913
Fencing: Wd, Split, 2 Rail	8.01	1.00	80	94	602
Fencing: Wire Mesh, #9	1.90	1.00	448	0	0
Shed: Wood Frame	12.07	1.00	80	94	908
Shed: Wood Frame	8.12	1.00	400	20	650

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 10000	10000.00	1.00	2.0	97	19,400
Total Estimated Land Improvements True Cash Value =					23,474

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 1958

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1880 SF Floor Area = 1880 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.85	0.00	0.00	1880	120,038

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Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	11.45	1880	21,526
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250
Fireplace: Exterior 1 Story	3875.00	1	3,875

(16) Porches

WPP, Standard	7.17	626	4,488
WPP, Standard	10.94	189	2,068

(17) Carports

Comp.Shingle	7.85	352	2,763
Comp.Shingle	7.85	352	2,763

(17) Garages

Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	15.35	780	11,973
Common Wall: 1 Wall	-1025.00	1	-1,025
Mechanical Doors	350.00	2	700
Class:C Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	25.47	370	9,424

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Mechanical Doors	350.00	2	700
Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)			
Base Cost	10.91	1637	17,860
Mechanical Doors	350.00	2	700
Storage area over garage	3.95	880	3,476

County Multiplier = 1.38 => Cost New = 299,065

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 179,439
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 161,495

2017 Est. T.C.V. 009-027-021-00 = 305,769

Est. TCV/Total Floor Area = 162.64, Most recent sale 09/02/2011 for 240,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
148,900	148,900	148,900	120,012	0.90	
2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,000	0	0	1,080	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
152,900	152,900	152,900	121,092	121,092	0

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009-027-021-40 2017 Est. T.C.V. GILLOW JAMES L & LESLIE
 Property Class: 401 8270 W BLUE RD
 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 E> CLAM RIVER 30K					30000	100		30,000
296 Actual Front Feet, 1.09 Total Acres							Total Est. Land Value =	30,000

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 BC Blt 2006

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2203 SF Floor Area = 2203 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Basement	74.65	0.00	1.85	2203	168,530

Other Additions/Adjustments Rate Size Cost

(1) Exterior							
Stone Veneer		11.20		40			448

(9) Basement Finish

Basement Recreation Finish		13.50		1000			13,500
Walk out Basement Door(s)		1025.00		1			1,025

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(13) Plumbing

Average Fixture(s)		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
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(16) Porches

WPP, Standard		8.77		560			4,911
CCP (1 Story), Standard		36.59		70			2,561

(17) Garages

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

Base Cost		20.95		1122			23,506
Common Wall: 1 Wall		-1425.00		1			-1,425
Automatic Doors		425.00		2			850

County Multiplier = 1.38 => Cost New = 319,175

Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 296,832
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 281,991

2017 Est. T.C.V. 009-027-021-40 = 314,366

Est. TCV/Total Floor Area = 142.70, Most recent sale 03/21/2005 for 41,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
148,800	148,800	148,800	118,960	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,400	0	0	1,070	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-027-021-40

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157,200	157,200	157,200	120,030	120,030	120,030
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009-027-021-50 2017 Est. T.C.V. MOORE JOHN G & MARCIA E
 Property Class: 401 4777 RIVERWOODS RD
 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 E> CLAM RIVER 30K					30000	100		30,000
165 Actual Front Feet, 1.00 Total Acres							Total Est. Land Value =	30,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	5.31	1.00	3400	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.5	95	7,125
Total Estimated Land Improvements True Cash Value =					7,125

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

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 2088 SF Floor Area = 2610 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Pine Logs	Basement	92.94	0.00	2.34	2088	198,945

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

(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
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(16) Porches

WPP, Standard	8.50	918	7,803
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(16) Breezeways

Frame Wall,Finished	33.25	132	4,389
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(17) Garages

Class:BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	17.55	1120	19,656
Automatic Doors	425.00	2	850

County Multiplier = 1.38 => Cost New = 340,201
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 306,181

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	13.50	1200	16,200
County Multiplier = 1.38 =>			Cost New = 22,356
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Depr.Cost = 11,178

Total Depreciated Cost = 317,359
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 301,491

2017 Est. T.C.V. 009-027-021-50 = 338,616
 Est. TCV/Total Floor Area = 129.74, Most recent sale 05/01/2002 for 37,000

Parcel Number: 009-027-021-50

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2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
160,300	160,300	160,300	137,908	0.90		
2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,000	0	0	1,241	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
169,300	169,300	169,300	139,149	139,149	139,149	

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009-027-021-60 2017 Est. T.C.V. WEISS LINDA K TRUST
 Property Class: 402 S RIVERWOODS 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 E> CLAM RIVER 30K					30000	100		30,000
173 Actual Front Feet, 1.00 Total Acres							Total Est. Land Value =	30,000

2017 Est. T.C.V. 009-027-021-60 = 30,000

Est. TCV/Total Floor Area = 11.49, Most recent sale 06/01/2001 for 35,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,000	15,000	15,000	10,726	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	96	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,000	15,000	15,000	10,822	10,822	10,822	

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009-027-021-70 2017 Est. T.C.V. WEISS LINDA K TRUST
 Property Class: 401 4803 S RIVERWOODS RD
 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 E> CLAM RIVER 30K					30000	100		30,000
169 Actual Front Feet, 0.88 Total Acres					Total Est.		Land Value =	30,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2354 SF Floor Area = 2354 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	71.29	0.00	1.85	2354	172,172

Other Additions/Adjustments Rate Size Cost

(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
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(16) Porches

CCP (1 Story), Standard		33.01		96	3,169
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(16) Deck/Balcony

Treated Wood, Standard		7.10		500	3,550
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(17) Garages

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

Base Cost		20.95		1453	30,440
Common Wall: 1 Wall		-1425.00		1	-1,425

County Multiplier = 1.38 => Cost New = 306,030

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 269,306
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 255,841

2017 Est. T.C.V. 009-027-021-70 = 285,841

Est. TCV/Total Floor Area = 121.43

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
135,300	135,300	135,300	119,228	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,600	0	0	1,073	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
142,900	142,900	142,900	120,301	120,301	120,301

009-027-021-80	2017 Est. T.C.V.	WEISS LINDA K TRUST
Property Class: 402		S RIVERWOOD RD
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
RVR WDS EST 2	388.61	188.31	1.0000	1.0000	100	100		38,861
389 Actual Front Feet, 1.68	Total Acres		Total Est. Land Value =					38,861

2017 Est. T.C.V. 009-027-021-80 = 38,861

Est. TCV/Total Floor Area = 16.51

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,400	19,400	19,400	14,389	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	129	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,400	19,400	19,400	14,518	14,518	14,518	

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009-027-022-00 2017 Est. T.C.V. MITCHELL LINDA A
 Property Class: 401 8441 W WORKMAN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> RURAL SITES					15000	100		15,000
100 Actual Front Feet, 0.83 Total Acres							Total Est. Land Value =	15,000

Land Improvement Cost Estimates
 Land Improvment Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	33	0	0
Shed: Metal Prefab	7.59	1.00	240	50	911
Total Estimated Land Improvements True Cash Value =					911

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 904 SF Floor Area = 904 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	68.57	-12.06	0.00	904	51,085

Other Additions/Adjustments Rate Size Cost

(13) Plumbing							
Average Fixture(s)		760.00				1	760
(14) Water/Sewer							
Well, 50 Feet		1575.00				1	1,575
1000 Gal Septic		3085.00				1	3,085

(15) Built-Ins & Fireplaces **Draft Record Card - Printed before March Board of Review**
 Appliance Allowance 1915.00 1 1,915

(16) Porches							
WSEP (1 Story), Standard		20.80				400	8,320
WPP, Standard		7.19				609	4,379

(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 = 112,577

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 67,546
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 60,792

2017 Est. T.C.V. 009-027-022-00 = 76,703

Est. TCV/Total Floor Area = 84.85

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,100	38,100	38,100	22,673	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	300	0	0	204	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,400	38,400	38,400	22,877	22,877	0	0

009-027-023-00 2017 Est. T.C.V. BOOKER PATRICIA
 Property Class: 401 8435 W WORKMAN RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> RURAL SITES					15000	100		15,000
100 Actual Front Feet, 0.98 Total Acres					Total Est.		Land Value =	15,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 776 SF Floor Area = 776 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	51.51	-10.07	0.66	560	23,576
1	Story Siding	Slab	51.51	-10.07	0.66	216	9,094

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

County Multiplier = 1.38 => Cost New = 53,440

Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0, Depr.Cost = 34,202
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.850 => TCV of Bldg: 1 = 32,491

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2017 Est. T.C.V. 009-027-023-00					=	47,491
Est. TCV/Total Floor Area = 61.20, Most recent sale 07/01/1999 for 30,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,800	22,800	22,800	19,256	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	900	0	0	173	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,700	23,700	23,700	19,429	19,429	19,429	

009-027-024-00	2017 Est. T.C.V.	O'HARA VERA 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
<Site Value G> RURAL SITES					15000	100		15,000
470 Actual Front Feet, 1.70 Total Acres							Total Est. Land Value =	15,000

2017 Est. T.C.V. 009-027-024-00 = 15,000

Est. TCV/Total Floor Area = 19.33

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,500	7,500	7,500	140	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	1	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,500	7,500	7,500	141	141	0	

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009-027-026-00 2017 Est. T.C.V. ILER ALAN
 Property Class: 402 W BLUE RD
 Map #: LAKE TOWNSHIP LAKE 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	525.00	109.52	1.0000	1.0000	40	100		21,000
525 Actual Front Feet, 1.32 Total Acres Total Est. Land Value =								21,000

2017 Est. T.C.V. 009-027-026-00 = 21,000

Est. TCV/Total Floor Area = 27.06

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,500	10,500	10,500	2,485	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	22	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,500	10,500	10,500	2,507	2,507	0	

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009-028-001-00 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
50/FF	1320.00	0.00	1.0000	1.0000	50	100	CLAM RIVER	66,000
SALES & 2013 EQ RATE			85.450 Acres		1,517	100		129,630
1320 Actual Front Feet, 85.45			Total Acres		Total Est. Land Value =			195,630

2017 Est. T.C.V. 009-028-001-00 = 195,630

Est. TCV/Total Floor Area = 252.10

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,800	97,800	97,800	63,088	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	567	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
97,800	97,800	97,800	63,655	63,655	0	

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009-028-002-00 2017 Est. T.C.V. PECKHAM COTTAGE HOLDINGS LLC
 Property Class: 402 S BLOGETT RD
 Map #: LAKE TOWNSHIP LAKE 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	1320.00	0.00	1.0000	1.0000	50	100		66,000
Residentia 66 - 120	\$2200	119.09	Acres		2200	100		261,998
1320 Actual Front Feet, 119.09 Total Acres Total Est. Land Value =								327,998

2017 Est. T.C.V. 009-028-002-00	=	327,998			
Est. TCV/Total Floor Area = 422.68, Most recent sale 06/17/2016 for 330,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
141,000	141,000	141,000	61,802	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	23,000	0	102,198	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
164,000	164,000	164,000	62,358	164,000	0

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009-028-003-20 2017 Est. T.C.V. ZUMBROCK JOSEPH TRUST &
Property Class: 401 9587 W 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
Residentia 8 - 17 @\$1900		16.80	Acres	1900	100			31,920
		16.80	Total Acres				Total Est. Land Value =	31,920

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1092 SF Floor Area = 1092 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.36	-8.57	0.00	1092	54,371

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WCP (1 Story), Standard	16.82	420	7,064
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(16) Breezeways

Frame Wall, Finished	27.25	150	4,088
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(17) Garages

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

Base Cost	13.56	936	12,692
No Floor Deduction	-3.10	1200	-3,720

County Multiplier = 1.38 => Cost New = 113,139

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 99,562

Separately Depreciated Items:

(17) Garages

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

Base Cost	9.71	1200	11,652
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County Multiplier = 1.38 => Cost New = 16,080

Phy/Ab.Phy/Func/Econ/Comb.%Good= 81/100/100/100/81.0, Depr.Cost = 13,025

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

Base Cost	9.71	1120	10,875
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County Multiplier = 1.38 => Cost New = 15,008

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 13,507

Total Depreciated Cost = 126,094

ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 119,789

2017 Est. T.C.V. 009-028-003-20 = 151,709

Est. TCV/Total Floor Area = 138.93

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
74,000	74,000	74,000	65,263	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,900	0	0	587	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
75,900	75,900	75,900	65,850	65,850	65,850

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009-028-003-40 2017 Est. T.C.V. MILLER RONALD G & CHERYL E
 Property Class: 401 9695 W CLAM RIVER RD
 Map #: LAKE TOWNSHIP LAKE 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		16.80	Acres	1900	100			31,920
		16.80	Total Acres				Total Est. Land Value =	31,920

Land Improvement Cost Estimates
 Land Improvment Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.00	240	50	433
Shed: Metal Prefab	8.82	1.00	108	50	476
Total Estimated Land Improvements True Cash Value =					909

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1988

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1148 SF Floor Area = 1148 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	62.27	0.00	0.00	840	52,307
1	Story Siding	Crawl Space	62.27	-8.95	0.00	308	16,423

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

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

(16) Porches
 WPP, Standard 36.65 9 330

(16) Deck/Balcony
 Treated Wood,Standard 12.43 36 447
 Treated Wood,Standard 12.43 36 447
 Roof Cover Only,Standard 10.20 240 2,448
 Roof Cover Only,Standard 12.05 160 1,928

(17) Garages
 Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 13.16 576 7,580
 Mechanical Doors 350.00 1 350
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 15.04 960 14,438
 Mechanical Doors 350.00 2 700

County Multiplier = 1.38 => Cost New = 144,533

Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, Depr.Cost = 112,735
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 107,099

2017 Est. T.C.V. 009-028-003-40 = 139,928

Est. TCV/Total Floor Area = 121.89

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
48,000	48,000	48,000	37,186	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
21,600	400	0	21,600	334	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
70,000	70,000	70,000	59,120	59,120	0

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009-028-003-60 2017 Est. T.C.V. SLUITER WAYNE A
 Property Class: 401 4231 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		10.05 Acres			1900	100		19,095
		10.05 Total Acres					Total Est. Land Value =	19,095

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.53	1.00	96	50	554
Shed: Wood Frame	12.07	1.00	80	50	483
Total Estimated Land Improvements True Cash Value =					1,037

< 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	34.99	0.49	-6	910	30,376

Other Additions/Adjustments	Rate	Size	Cost
Expando	23.10	80	1,848

(2) Skirting				
Metal Enamel		5.70	158	901

(9) Foundation				
Foundation Wall: Concrete		6.92	0	0

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

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

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

(16) Deck/Balcony				
Treated Wood,Standard		15.04	21	316
Treated Wood,Standard		6.79	160	1,086
Roof Cover Only,Standard		9.35	240	2,244

(17) Garages				
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		13.95	960	13,392
Mechanical Doors		350.00	3	1,050
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		13.50	1040	14,040
Mechanical Doors		350.00	1	350

County Multiplier = 1.38 => Cost New = 98,895

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 34,613
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 17,307

2017 Est. T.C.V. 009-028-003-60 = 37,439

Est. TCV/Total Floor Area = 41.14					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
20,500	20,500	20,500	20,060	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,800	0	0	-1,360	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-028-003-60

Page: 2

18,700	18,700	18,700	20,240	18,700	0
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009-028-003-70 2017 Est. T.C.V. PEARSON WM F
 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 18	-29	@\$2000	20.02	Acres	2000	100		40,040
20.02 Total Acres Total Est. Land Value =								40,040

2017 Est. T.C.V. 009-028-003-70 = 40,040

Est. TCV/Total Floor Area = 44.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	9,620	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	86	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	9,706	9,706	9,706	

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009-028-003-90 2017 Est. T.C.V. PAIGE SANDRA J
 Property Class: 401 4155 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		10.01 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
D/W/P: 4in Ren. Conc.	4.21	1.00	215	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

(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 64.76 0.00 0.00 1232 79,784

Other Additions/Adjustments Rate Size Cost

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

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

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(15) Built-Ins & Fireplaces
 Appliance Allowance 1915.00 1 1,915
 Fireplace: Wood Stove 1350.00 1 1,350

(16) Porches
 WCP (1 Story), Standard 26.40 120 3,168

(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 14.13 936 13,226
 Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 147,436

Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, Depr.Cost = 115,000
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 109,250

2017 Est. T.C.V. 009-028-003-90 = 128,744

Est. TCV/Total Floor Area = 104.50, Most recent sale 09/22/2016 for 123,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
68,100	68,100	68,100	58,910	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,700	0	5,490	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
64,400	64,400	64,400	59,440	64,400	64,400	

009-028-004-00 2017 Est. T.C.V. SCHLIEP VAN L & LESLIE A
 Property Class: 401 4451 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	72.75	Acres	2200	100			160,050
		72.75	Total Acres				Total Est. Land Value =	160,050

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+10 Blt 1996

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1490 SF Floor Area = 1490 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	69.14	0.00	2.11	1490	106,163

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	11.45	1490	17,061
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(13) Plumbing

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

(14) Water/Sewer

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	7.21	184	1,327
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost		20.41	506	10,327			
Common Wall: 1.5 Wall		-1925.00	1	-1,925			
Mechanical Doors		350.00	1	350			
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)							
Base Cost		10.13	1200	12,156			
Mechanical Doors		350.00	1	350			

County Multiplier = 1.38 => Cost New = 216,857

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = 186,497
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 177,173

2017 Est. T.C.V. 009-028-004-00 = 337,223
 Est. TCV/Total Floor Area = 226.32

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
148,800	148,800	148,800	119,789	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,800	0	0	1,078	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
168,600	168,600	168,600	120,867	120,867	120,867	

009-028-004-90 2017 Est. T.C.V. SCHLIEP VAN L & LESLIE A
 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
Creek Frontage	185.00	405.20	1.0000	1.0000	40	100		7,400
185 Actual Front Feet, 1.72 Total Acres							Total Est. Land Value =	7,400

2017 Est. T.C.V. 009-028-004-90 = 7,400

Est. TCV/Total Floor Area = 4.97

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	1,351	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,300	0	0	12	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,700	3,700	3,700	1,363	1,363	1,363	

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009-028-004-94 2017 Est. T.C.V. HATT KENNETH L & 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
<Site Value A> GROUP A		\$5000			5000	100		5,000
100 Actual Front Feet, 0.93 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-028-004-94 = 5,000

Est. TCV/Total Floor Area = 3.36, Most recent sale 08/03/2007 for 7,500

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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009-028-004-95 2017 Est. T.C.V. HATT KENNETH L & JANE
 Property Class: 401 4269 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	215.00	405.20	1.0000	1.0000	40	100		8,600
215 Actual Front Feet, 2.00 Total Acres Total Est. Land Value =								8,600

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.59	1.00	80	50	384
Shed: Wood Frame	9.59	1.00	80	50	384
Total Estimated Land Improvements True Cash Value =					767

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1140 SF Floor Area = 1140 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	47.18	-11.79	0.66	1140	41,097

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
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(16) Deck/Balcony

Treated Wood,Standard	6.79	160	1,086
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County Multiplier = 1.38 => Cost New = 70,019

Notes: Dutch #6746D

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 56,015
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.550 => TCV of Bldg: 1 = 30,808

2017 Est. T.C.V. 009-028-004-95 = 40,175

Est. TCV/Total Floor Area = 35.24, Most recent sale 12/01/1997 for 45,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
17,200	17,200	17,200	15,646	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,900	0	0	140	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,100	20,100	20,100	15,786	15,786	15,786

009-028-005-00	2017 Est. T.C.V.	GEERS J DEAN & JANET L
Property Class: 401		4535 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	82.65	Acres	2200	100			181,830
82.65 Total Acres Total Est. Land Value =								181,830

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	6000	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	1300	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	400	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 10000	10000.00	1.00	1.5	95	14,250
Total Estimated Land Improvements True Cash Value =					14,250

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C+10 Blt 1996

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1954 SF Floor Area = 3281 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Pine Logs	Basement	86.30	0.00	0.00	1954	168,630
1	Story Siding	Overhang	35.22	0.00	0.00	350	12,327

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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(14) Water/Sewer

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

WPP, Standard	9.25	300	2,775
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(16) Deck/Balcony

Roof Cover Only, Standard	9.80	288	2,822
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	17.19	728	12,514
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.46	960	10,042
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 310,873

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 264,242
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 251,030

2017 Est. T.C.V. 009-028-005-00 = 447,110
Est. TCV/Total Floor Area = 136.27
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.

Parcel Number: 009-028-005-00

Page: 2

	199,600	199,600	199,600	147,101	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	24,000	0	0	1,323	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	223,600	223,600	223,600	148,424	148,424	148,424

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009-028-006-00 2017 Est. T.C.V. BAKER RICKY CHARLES ET EL
 Property Class: 401 4789 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: 4in Ren. Conc.	3.39	1.00	240	0	0
Shed: Wood Frame	6.45	1.00	560	50	1,806
Total Estimated Land Improvements True Cash Value =					1,806

Cost Est. for Res. Bldg: 1 Single Family MANU-NATIONAL Cls D Blt 1975

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 2253 SF Floor Area = 2253 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	42.07	-6.76	-0.78	2253	77,796

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

(16) Porches
 CCP (1 Story), Standard 56.11 20 1,122

(17) Garages
 Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 19.15 480 9,192
 Mechanical Doors 325.00 1 325

County Multiplier = 1.38 => Cost New = 130,397

Notes: ENCLOSED CONVERSION FROM MANUFACTURED WITH COVERED ROOF. CONSTRUCTION YEAR UNKNOWN. NO KNOWN PERMITS.

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 91,278
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.550 => TCV of Bldg: 1 = 50,203

2017 Est. T.C.V. 009-028-006-00 = 71,009
 Est. TCV/Total Floor Area = 31.52

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
31,800	31,800	31,800	26,378	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,700	0	237	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,500	35,500	35,500	26,615	26,615	26,615

009-028-006-40 2017 Est. T.C.V. STAATS DONALD J
 Property Class: 401 4887 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	330.00	660.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								13,200

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.79	1.00	120	0	0
Shed: Wood Frame	6.45	1.00	625	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 D-10 Blt 2009

(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	41.14	-6.99	0.59	1344	46,691

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Well, 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	24.87	324	8,058
WGEP (2 Story), Standard	41.30	288	11,894
WCP (1 Story), Standard	23.41	128	2,996

County Multiplier = 1.38 => Cost New = 105,976

Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 98,558
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 93,630

2017 Est. T.C.V. 009-028-006-40 = 109,205
 Est. TCV/Total Floor Area = 81.25, Most recent sale 05/22/2010 for 13,147

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
51,800	51,800	51,800	19,567	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,800	0	0	176	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
54,600	54,600	54,600	19,743	19,743	19,743

009-028-006-50 2017 Est. T.C.V. MERCER STANLEY M & HALE LUCY T
 Property Class: 401 4849 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	330.00	660.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								13,200

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

< 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
Free Standing Roof			4.15			1440	5,976

(9) Foundation
 Foundation Wall: Concrete 7.13 0 0

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

(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

(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 = 33,459

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 11,711
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 5,855

2017 Est. T.C.V. 009-028-006-50 = 19,582

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
10,100	10,100	10,100	10,100	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-300	0	0	-300	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,800	9,800	9,800	10,190	9,800	9,800

009-028-006-60	2017 Est. T.C.V.	FINNERTY LARRY J
Property Class: 401		9660 W BUCK AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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 1991

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	50.11	0.00	0.66	864	43,865

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

WPP, Standard	14.51	80	1,161
WPP, Standard	11.00	150	1,650

County Multiplier = 1.38 => Cost New = 72,769

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 58,215

Separately Depreciated Items:

Square footage # 1 is depreciated at 46 %Good...	Base Cost Was =	43,865
County Multiplier = 1.38 =>	Cost New =	60,534
Phy/Ab.Phy/Func/Econ/Comb.%Good=-34/100/100/100/-34.0,	Depr.Cost =	-20,582
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 =		35,752

2017 Est. T.C.V. 009-028-006-60 = 75,752

Est. TCV/Total Floor Area = 87.68

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,800	36,800	36,800	23,872	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,100	0	0	214	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,900	37,900	37,900	24,086	24,086	24,086	

009-028-006-80 2017 Est. T.C.V. RUELL DANIEL & GLORIA
 Property Class: 401 4895 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
2013 EQ APPRAISAL			10.000		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: 4in Ren. Conc.	3.39	1.00	900	0	0
D/W/P: 3.5 Concrete	2.98	1.00	33	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 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	1088	38,765
1	Story Siding	Crawl Space	46.56	-7.99	0.66	128	5,021

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	525.00	1	525
3 Fixture Bath	1650.00	1	1,650

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: Interior 1 Story	2600.00	1	2,600

(16) Deck/Balcony

Treated Wood,Standard	8.08	80	646
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(17) Garages

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 = 85,534

Notes: HUD - DUTCH HOUSING SER # 10082D

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 72,704
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 47,257

2017 Est. T.C.V. 009-028-006-80 = 69,207

Est. TCV/Total Floor Area = 56.91, Most recent sale 06/16/2008 for 52,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,800	30,800	30,800	30,366	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,800	0	0	273	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,600	34,600	34,600	30,639	30,639	0	

009-028-007-00	2017 Est. T.C.V.	WIGGINS ARLENE
Property Class: 401		4855 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: 4in Ren. Conc.	4.21	1.00	200	0	0
Fencing: Wd, Split, 2 Rail	8.01	1.00	50	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1456 SF Floor Area = 1456 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.07	0.00	-0.27	1456	91,437

Other Additions/Adjustments Rate Size Cost

(1) Exterior							
Brick Veneer		8.25				96	792

(9) Basement Finish

Basement Recreation Finish	11.45		724			8,290
Walk out Basement Door(s)	775.00		1			775

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00		1			1,915
Fireplace: Interior 1 Story	3250.00		1			3,250

(16) Porches

CCP (1 Story), Standard	24.65		154			3,796
WCP (1 Story), Standard	18.87		312			5,887

(17) Garages

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

Base Cost	21.75		440			9,570
Common Wall: 1 Wall	-1300.00		1			-1,300
Automatic Doors	375.00		1			375

County Multiplier = 1.38 => Cost New = 182,998

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 118,949
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 113,001

2017 Est. T.C.V. 009-028-007-00 = 132,951

Est. TCV/Total Floor Area = 91.31

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
64,100	64,100	64,100	54,873	0.90

Parcel Number: 009-028-007-00

Page: 2

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,400	0	0	493	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	66,500	66,500	66,500	55,366	55,366	55,366

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009-028-008-00 2017 Est. T.C.V. LONSWAY JOHN & JUDITH
 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
Residentia 8 - 17 @\$1900		10.00	Acres	1900	100			19,000
		10.00	Total Acres				Total Est. Land Value =	19,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2003

(11) Heating System: Space Heater

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

Other Additions/Adjustments Rate Size Cost

(14) Water/Sewer
 Well, 50 Feet 1575.00 1 1,575
 1000 Gal Septic 2895.00 1 2,895

County Multiplier = 1.38 => Cost New = 6,169

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 5,860

Separately Depreciated Items:

(17) Garages

Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 9.71 3584 34,801

County Multiplier = 1.38 => Cost New = 48,025
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 44,663

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Total Depreciated Cost = 50,523
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 47,997

2017 Est. T.C.V. 009-028-008-00 = 66,997

Est. TCV/Total Floor Area = 0.00, Most recent sale 04/01/2003 for 28,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,100	33,100	33,100	28,781	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	0	259	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,500	33,500	33,500	29,040	29,040	0	

009-028-009-00	2017 Est. T.C.V.	PATERSON JAMES D
Property Class: 401		4785 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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1008 SF Floor Area = 1512 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	75.48	0.00	0.00	1008	76,084

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) Porches

WCP (1 Story), Standard	46.31	32	1,482
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(16) Deck/Balcony

Treated Wood, Standard	8.47	80	678
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(17) Garages

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

Base Cost	14.26	840	11,978
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County Multiplier = 1.38 => Cost New = 136,222

Phy/Ab.Phy/Func/Econ/Comb.%Good= 79/100/100/100/79.0, Depr.Cost = 107,616

Separately Depreciated Items:

(16) Deck/Balcony

Pine w/Roof, Standard	15.85	204	3,233
County Multiplier = 1.38 =>		Cost New =	4,462
Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,		Depr.Cost =	4,194

Total Depreciated Cost = 111,810

ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 106,219

2017 Est. T.C.V. 009-028-009-00 = 125,219

Est. TCV/Total Floor Area = 82.82, Most recent sale 08/01/1995 for 93,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
60,500	60,500	60,500	52,802	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,100	0	475	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,600	62,600	62,600	53,277	53,277	53,277	

009-028-011-00 2017 Est. T.C.V. REINSTEIN RICHARD D
 Property Class: 402 S BLOGETT RD
 Map #: LAKE TOWNSHIP LAKE 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. 009-028-011-00 = 80,000

Est. TCV/Total Floor Area = 52.91

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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009-028-012-00	2017 Est. T.C.V.	GUNNERSON JOANN ETAL AS J/T
Property Class: 402		BUCK AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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.	009-028-012-00	=	80,000		
Est. TCV/Total Floor Area	= 52.91				
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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009-028-013-00 2017 Est. T.C.V. ROBBINS JACK D
 Property Class: 402 S BLODGET RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 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. 009-028-013-00 = 80,000

Est. TCV/Total Floor Area = 52.91

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	12,785	

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009-029-001-00 2017 Est. T.C.V. SCHUT JAY
 Property Class: 102 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 66 - 120 Acres		38.10 Acres	3600	100				137,160
		38.10 Total Acres	Total Est. Land Value =					137,160

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
10.10	0.946	1.113	0.00
			1440
			1.38
Phy/Ab.Phy/Func/Econ/Comb.%Good=	35/100/100/100/35.0,	Depr.Cost =	7,396
ECF (101 AGRICULTURE)	1.150 =>	TCV of Bldg: 1 =	8,506

Total Estimated True Cash Value of Agricultural Buildings = 8,506

2017 Est. T.C.V. 009-029-001-00 = 145,666

Est. TCV/Total Floor Area =	96.34					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,000	72,000	72,000	10,060	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	800	0	90	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
72,800	72,800	72,800	10,150	10,150	10,150	

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009-029-001-90 2017 Est. T.C.V. BEERENS SHELD A
 Property Class: 401 4040 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	1.90	Acres	5500	100		10,450
			1.90	Total Acres			Total Est. Land Value =	10,450

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1984

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 672 SF Floor Area = 840 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	75.35	0.00	0.00	672	50,635

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 34.22 156 5,338

(16) Deck/Balcony
 Treated Wood, Standard 10,15 48 487

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County Multiplier = 1.38 => Cost New = 86,906

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 65,180
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 61,921

2017 Est. T.C.V. 009-029-001-90 = 72,371

Est. TCV/Total Floor Area = 86.16

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,300	34,300	34,300	25,867	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	0	232	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,200	36,200	36,200	26,099	26,099	26,099	

009-029-002-00 2017 Est. T.C.V. SCHUT JAY
 Property Class: 102 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 30 - 65 ACRES		40.00 Acres			3600	100		144,000
		40.00 Total Acres					Total Est. Land Value =	144,000

2017 Est. T.C.V. 009-029-002-00 = 144,000

Est. TCV/Total Floor Area = 171.43

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
74,000	74,000	74,000	10,687	0.90

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-2,000	0	0	96	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
72,000	72,000	72,000	10,783	10,783	10,783

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009-029-002-50	2017 Est. T.C.V.	SCHUT JAY
Property Class: 102		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 30 - 65 ACRES		40.00 Acres			3600	100		144,000
		40.00 Total Acres					Total Est. Land Value =	144,000

2017 Est. T.C.V. 009-029-002-50 = 144,000

Est. TCV/Total Floor Area = 171.43

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
74,000	74,000	74,000	10,689	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,000	0	0	96	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
72,000	72,000	72,000	10,785	10,785	10,785	

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009-029-003-00 2017 Est. T.C.V. SCHUT JAY
 Property Class: 101 4242 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 8 - 17 Acres		16.00 Acres	3600		100			57,600
		16.00 Total Acres					Total Est. Land Value =	57,600

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1329 SF Floor Area = 1661 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25 Story	Siding	Basement	73.57	0.00	0.00	1329	97,775

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	42.74	42	1,795
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(16) Breezeways

Frame Wall,Finished	27.75	72	1,998
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(17) Garages

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

Base Cost	16.58	780	12,932
Common Wall: 1/2 Wall	-650.00	1	-650

County Multiplier = 1.38 => Cost New = 174,791

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 104,874
 ECF (101 AGRICULTURE) 0.900 => TCV of Bldg: 1 = 94,387

Ag. Bld 1 0, 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	1.077	0.998	0.00	2720	1.38	49,221

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 17,227

ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 1 = 19,812

Ag. Bld 2 1975, 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	1.038	1.135	0.00	1440	1.38	7,363

Phy/Ab.Phy/Func/Econ/Comb.%Good= 56/100/100/100/56.0, Depr.Cost = 4,123

ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 2 = 4,742

Ag. Bld 3 1976, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost

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

Rate	Height-%Adj	Perim.-%Adj	Heat-Adj	Size	CountyMult.	Cost New
10.10	0.963	1.130	0.00	1012	1.38	15,349

Phy/Ab.Phy/Func/Econ/Comb.%Good= 56/100/100/100/56.0, Depr.Cost = 8,596

ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 3 = 9,885

Parcel Number: 009-029-003-00 Page: 2

Ag. Bld 4 2007, 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 1.038 1.762 0.00 384 1.38 9,789
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 48/ 50/100/100/24.0, Depr.Cost = 2,349
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 4 = 2,702

Total Estimated True Cash Value of Agricultural Buildings = 37,141

2017 Est. T.C.V. 009-029-003-00 = 189,128

Est. TCV/Total Floor Area = 113.86

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
86,400	86,400	86,400	63,259	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,200	0	0	569	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,600	94,600	94,600	63,828	63,828	63,828	

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009-029-003-80 2017 Est. T.C.V. SCHUT DUANE JAY
 Property Class: 401 4346 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 G> RURAL SITES					15000	100		15,000
416 Actual Front Feet, 3.99 Total Acres							Total Est. Land Value =	15,000

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	280	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	31.07	-0.80	0	720	21,794
Other Additions/Adjustments			Rate			Size	Cost
Expando			21.00			48	1,008

(2) Skirting
 Metal Enamel 5.43 144 782

(9) Foundation
 Foundation Wall: Concrete 7.13 0 0

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

(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

(17) Garages
 Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 9.30 2448 22,766
 Mechanical Doors 325.00 2 650

County Multiplier = 1.38 => Cost New = 74,224

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 25,979
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 12,989

2017 Est. T.C.V. 009-029-003-80 = 28,464
 Est. TCV/Total Floor Area = 39.53

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,700	15,700	15,700	14,342	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,500	0	0	-142	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,200	14,200	14,200	14,471	14,200	14,200	

009-029-004-00 2017 Est. T.C.V. DEVRIES RICHARD R & SHARON
 Property Class: 401 4530 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 G> RURAL SITES					15000	100		15,000
382 Actual Front Feet, 3.64 Total Acres Total Est. Land Value =								15,000

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	700	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

(11) Heating System: Forced Hot Water

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	68.29	0.00	1.11	924	64,126

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

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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	42.74	42	1,795
CCP (1 Story), Standard	25.51	140	3,571
WPP, Standard	17.75	60	1,065
WPP, Standard	14.75	100	1,475

(17) Garages

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

Base Cost	16.96	748	12,686
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 127,965

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 83,177
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 79,018

2017 Est. T.C.V. 009-029-004-00 = 94,493

Est. TCV/Total Floor Area = 102.27

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
45,300	45,300	45,300	37,806	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,900	0	0	340	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
47,200	47,200	47,200	38,146	38,146	38,146

009-029-004-80 2017 Est. T.C.V. SCHUT DUANE
 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
SALES & 2013 EQ RATE			13.697		2,100	100		28,764
		13.70	Total Acres		Total Est.		Land Value =	28,764

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

2017 Est. T.C.V. 009-029-004-80 = 31,139

Est. TCV/Total Floor Area = 33.70

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,600	15,600	15,600	5,289	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	47	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,600	15,600	15,600	5,336	5,336	0	

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009-029-005-00 2017 Est. T.C.V. PHELPS ROGER L & JEANETTE D
 Property Class: 401 4448 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	208.00	416.00	1.0000	1.0000	40	100		8,320
208 Actual Front Feet, 1.99 Total Acres Total Est. Land Value =								8,320

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	6.93	1.00	320	50	1,109
Total Estimated Land Improvements True Cash Value =					1,109

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1952

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1538 SF Floor Area = 1538 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	44.66	-7.49	-1.89	1538	54,261

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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County Multiplier = 1.38 => Cost New = 83,236

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 45,780

Separately Depreciated Items:

Square footage # 1 is depreciated at 61 %Good...	Base Cost Was =	54,261
County Multiplier = 1.38 =>	Cost New =	74,880
Phy/Ab.+hy/Func/Econ/Comb.%Good= 6/100/100/100/6.0,	Depr.Cost =	4,493
ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 =>	TCV of Bldg: 1 =	45,245

2017 Est. T.C.V. 009-029-005-00 = 54,674

Est. TCV/Total Floor Area = 35.55, Most recent sale 07/01/2011 for 23,305

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
27,800	27,800	27,800	21,120	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-500	0	0	190	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
27,300	27,300	27,300	21,310	21,310	21,310

009-029-006-00 2017 Est. T.C.V. DEVRIES RICHARD R & SHARON
 Property Class: 401 4530 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
106 Actual Front Feet, 0.81 Total Acres					Total Est.		Land Value =	7,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1993

(11) Heating System: Forced Air w/ Ducts

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

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

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

Base Cost	13.95	1440	20,088
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 28,756

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 24,443

Separately Depreciated Items:

(17) Garages

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

Base Cost	11.48	640	7,347
No Floor Deduction	-3.00	640	-1,920

County Multiplier = 1.38 => Cost New = 7,490

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 3,745

Total Depreciated Cost = 28,188

ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 26,778

2017 Est. T.C.V. 009-029-006-00 = 33,778

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,300	16,300	16,300	12,047	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	0	108	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,900	16,900	16,900	12,155	12,155	12,155	

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009-029-008-00	2017 Est. T.C.V.	CADILLAC REAL ESTATE &
Property Class: 402		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. 009-029-008-00	=	80,000			
Est. TCV/Total Floor Area = 111.11					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
36,000	36,000	36,000	32,096	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,000	0	0	288	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,000	40,000	40,000	32,384	32,384	0

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009-029-009-00 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 121 - 300@\$2200		200.00	200.00	Acres	2200	100		440,000
		200.00	Total Acres		Total Est.		Land Value =	440,000

2017 Est. T.C.V. 009-029-009-00 = 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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009-029-010-00 2017 Est. T.C.V. OVERSTREET JOE E & STEVEN D
 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
Residentia 66 - 120	\$2200	118.82	Acres		2200	100		261,395
Residentia ROAD @ ZERO		1.00	Acres		0	100		0
		119.82	Total Acres				Total Est. Land Value =	261,395

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

(11) Heating System: Electric Baseboard

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	51.10	-9.99	0.48	800	33,272

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: Exterior 1 Story	3050.00	1	3,050

(16) Porches

CCP (1 Story), Standard	22.36	160	3,578
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County Multiplier = 1.38 => **Draft Record Card - Printed before March Board of Review** Cost New = 63,417

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 41,221
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 39,160

2017 Est. T.C.V. 009-029-010-00 = 300,555

Est. TCV/Total Floor Area = 375.69

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
125,300	125,300	125,300	54,840	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	25,000	0	0	493	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
150,300	150,300	150,300	55,333	55,333	0	

009-029-011-00	2017 Est. T.C.V.	SUTTON LOUIS
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 H \$75/FF	198.00	1320.00	1.0000	1.0000	75	100		14,850
198 Actual Front Feet, 6.00 Total Acres				Total Acres	Total Est. Land Value =			14,850

2017 Est. T.C.V. 009-029-011-00 = 14,850

Est. TCV/Total Floor Area = 18.56

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,400	7,400	7,400	5,129	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	46	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,400	7,400	7,400	5,175	5,175	5,175	5,175

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009-029-011-20	2017 Est. T.C.V.	BRAINERD RICKY R & DELLA L
Property Class: 401		4900 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 18	-29 @\$2000	29.83 Acres	2000	100				59,660
		29.83 Total Acres			Total Est.		Land Value =	59,660

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1256 SF Floor Area = 1256 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	46.30	-7.92	-1.89	950	34,666
1	Story Siding	Crawl Space	46.30	-7.92	-1.89	306	11,166

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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County Multiplier = 1.38 => Cost New = 71,603

Lump Sum Item(s):

910 SQ FT FV MH	1.00	1500.0	1,500
812 SQ FT PB	1.00	1200.0	1,200

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 40,867

Separately Depreciated Items:

Square footage # 2 is depreciated at 91 %Good... Base Cost Was = 11,166
 County Multiplier = 1.38 => Cost New = 15,409
 Phy/Ab.+hy/Func/Econ/Comb.%Good= 36/100/100/100/36.0, Depr.Cost = 5,547

(17) Garages

Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 13.95 1440 20,088
 County Multiplier = 1.38 => Cost New = 27,721
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 26,613
 Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 12.04 576 6,935
 No Floor Deduction -3.00 576 -1,728
 County Multiplier = 1.38 => Cost New = 7,186
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 3,234

Unit-in-Place Cost Items:

MOBILE HOME	1.00	3000	3,000
County Multiplier = 1.38 =>		Cost New =	4,140
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,		Depr.Cost =	1,863

Total Depreciated Cost = 78,123
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 70,311

2017 Est. T.C.V. 009-029-011-20 = 129,971

Est. TCV/Total Floor Area = 103.48

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
64,700	64,700	64,700	42,574	0.90

Parcel Number: 009-029-011-20

Page: 2

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	300	0	0	383	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	65,000	65,000	65,000	42,957	42,957	42,957

Draft Record Card - Printed before March Board of Review

009-029-012-00	2017 Est. T.C.V.	BINGHAM ARTHUR D & CHERYL J
Property Class: 401		4774 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	405.00	224.00	1.0000	1.0000	40	100		16,200
405 Actual Front Feet, 2.08 Total Acres Total Est. Land Value =								16,200

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Siding	Comp.Shingle	34.46	0.49	0	980	34,251

Other Additions/Adjustments	Rate	Size	Cost
Expando	23.10	99	2,287

(9) Foundation				
Foundation Wall: Block	6.57	198	1,302	

(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				
CCP (1 Story), Standard	18.61	279	5,192	
CCP (1 Story), Standard	50.46	24	1,211	

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County Multiplier = 1.38 => Cost New = 69,418
Notes: 1972 STAR MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 24,296
ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 12,148

Cost Est. for Res. Bldg: 2 Single Family MANU-BOCA/STATE Cls D+10 Blt 1995

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1107 SF Floor Area = 1107 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	52.22	-13.07	0.72	1008	40,189
1	Story Siding	Slab	52.22	-10.14	0.72	99	4,237

Other Additions/Adjustments	Rate	Size	Cost
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(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	

(16) Deck/Balcony				
Treated Wood,Standard	6.16	279	1,719	

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

Parcel Number: 009-029-012-00

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Base Cost	17.65	576	10,166
County Multiplier = 1.38 =>		Cost New =	87,238
Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0,		Depr.Cost =	73,280
ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 =>		TCV of Bldg: 2 =	47,632

2017 Est. T.C.V. 009-029-012-00 = 75,980

Est. TCV/Total Floor Area = 36.41

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,700	34,700	34,700	33,933	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,300	0	0	305	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,000	38,000	38,000	34,238	34,238	19,516	

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009-029-013-00 2017 Est. T.C.V. SCHAAF KEVIN L
 Property Class: 401 4854 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	2.08	Acres	5500	100		11,440
2.08 Total Acres Total Est. Land Value =								11,440

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	6.34	1.00	270	50	855
Total Estimated Land Improvements True Cash Value =					855

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1024 SF Floor Area = 1024 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	48.23	-9.40	-1.89	1024	37,827

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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County Multiplier = 1.38 => Cost New = 60,557

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 36,334
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 32,701

2017 Est. T.C.V. 009-029-013-00 = 44,996
 Est. TCV/Total Floor Area = 43.94

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,400	22,400	22,400	18,428	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	0	165	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,500	22,500	22,500	18,593	18,593	18,593	

009-030-001-00 2017 Est. T.C.V. STATE OF MICHIGAN
 Property Class: 700 S 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 121 - 300@\$2200		647.07	Acres		2200	100		1,423,554
		647.07	Total Acres				Total Est. Land Value =	1,423,554

2017 Est. T.C.V. 009-030-001-00 = 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

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

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