

009-031-001-00                      2017 Est. T.C.V.                      FOUR D'S OF MISSAUKEE LLC  
 Property Class: 401                      BROWN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE 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	61.10	Acres	2200	100			134,420
61.10 Total Acres                      Total Est. Land Value =								134,420

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.66	1.00	40	94	401
Total Estimated Land Improvements True Cash Value =					401

2017 Est. T.C.V. 009-031-001-00	=	134,821				
Est. TCV/Total Floor Area = 0.00, Most recent sale 03/28/2007 for 0						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,200	55,200	55,200	42,672	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,200	0	0	0	384	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
67,400	67,400	67,400	43,056	43,056	0	

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009-031-001-45                      2017 Est. T.C.V.                      SEIDEL CHRIS  
 Property Class: 402                      BROWN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>20@\$2000		20.88 Acres			2000	100		41,760
		20.88 Total Acres					Total Est. Land Value =	41,760

2017 Est. T.C.V. 009-031-001-45                      =                      41,760

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/29/2013 for 34,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
21,900	21,900	21,900	21,900	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	0	-1,000	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,900	20,900	20,900	22,097	20,900	0	

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009-031-001-50	2017 Est. T.C.V.	FOUR D'S OF MISSAUKEE LLC
Property Class: 402		BROWN RD
Map #:	LAKE TOWNSHIP	LAKE 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			11.040	Acres	2,100	100		23,184
		11.04	Total Acres		Total Est.		Land Value =	23,184

2017 Est. T.C.V. 009-031-001-50 = 23,184

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
11,600	11,600	11,600	9,448	0.90	
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	85	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,600	11,600	11,600	9,533	9,533	0

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009-031-001-55                      2017 Est. T.C.V.                      BROWN CHAD & GRETCHEN  
 Property Class: 402                      BROWN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & 2013 EQ RATE			5.040 Acres		2,700	100		13,608
		5.04	Total Acres		Total Est.		Land Value =	13,608

2017 Est. T.C.V. 009-031-001-55                      =                      13,608

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/10/2012 for 12,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,800	6,800	6,800	6,521	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	58	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,800	6,800	6,800	6,579	6,579	0	

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009-031-001-60                      2017 Est. T.C.V.                      TIDWELL CHARLES  
 Property Class: 402                      BROWN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE 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		10.10	Acres	1900	100			19,190
		10.10	Total Acres				Total Est. Land Value =	19,190

2017 Est. T.C.V. 009-031-001-60                      =                      19,190

Est. TCV/Total Floor Area = 0.00, Most recent sale 01/01/2012 for 21,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,600	10,600	10,600	10,600	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	
9,600	9,600	9,600	10,695	9,600	0	

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009-031-001-65                      2017 Est. T.C.V.                      VANDERHEIDE KEVIN D &  
 Property Class: 401                      5350 SE BROWN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE 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	172.45	252.60	1.0000	1.0000	40	100		6,898
172 Actual Front Feet, 1.00 Total Acres                      Total Est. Land Value =								6,898

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	460	0	0
D/W/P: 4in Concrete	3.35	1.00	15	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls CD    Blt 2014

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 789 SF    Floor Area = 789 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	62.51	0.00	0.00	789	49,320

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

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

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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: 42 Inch (Unfinished)

Base Cost	15.78	789	12,450
Common Wall: 1 Wall	-1225.00	1	-1,225
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =                      93,389

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,    Depr.Cost =                      92,455  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =                      87,833

2017 Est. T.C.V. 009-031-001-65                      =                      96,156

Est. TCV/Total Floor Area = 121.87, Most recent sale 09/14/2011 for 7,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
45,500	45,500	45,500	42,727	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,600	0	0	384	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
48,100	48,100	48,100	43,111	43,111	43,111

009-031-001-70                      2017 Est. T.C.V.                      PETERS JOHN SCOTT  
 Property Class: 402                      S BROWN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE 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			5.800 Acres		2,700	100		15,660
		5.80	Total Acres				Total Est. Land Value =	15,660

2017 Est. T.C.V. 009-031-001-70                      =                      15,660

Est. TCV/Total Floor Area = 19.85, Most recent sale 04/06/2009 for 15,700

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,800	7,800	7,800	7,556	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	68	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,800	7,800	7,800	7,624	7,624	0	

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009-031-001-75                      2017 Est. T.C.V.                      COOK JEFFREY A & DEBORA J  
 Property Class: 402                      S BROWN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE 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			5.02 Acres		3000	100		15,060
			5.02 Total Acres				Total Est. Land Value =	15,060

2017 Est. T.C.V. 009-031-001-75                      =                      15,060

Est. TCV/Total Floor Area = 19.09, Most recent sale 02/12/2010 for 11,600

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,500	7,500	7,500	6,521	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	58	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,500	7,500	7,500	6,579	6,579	0	

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009-031-001-80                      2017 Est. T.C.V.                      COOK JEFFREY A & DEBORA J  
 Property Class: 401                      5200 S BROWN RD  
 Map #:                      LAKE TOWNSHIP                      Cadillac, MI 49601

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & 2013 EQ RATE			5.000	Acres	2,700	100		13,500
		5.00	Total	Acres			Total Est. Land Value =	13,500

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Patio Blocks	9.80	1.00	120	97	1,141
	Total Estimated Land Improvements True Cash Value =				1,141

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls BC    Blt 2008

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 592 SF    Floor Area = 740 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	106.67	-14.24	0.00	592	54,719

Other Additions/Adjustments                      Rate                      Size                      Cost

(1) Exterior  
 Stone Veneer                      11.20                      48                      538

(13) Plumbing  
 Average Fixture(s)                      1120.00                      1                      1,120  
 Separate Shower                      1390.00                      1                      1,390

(14) Water/Sewer  
 Well, 100 Feet                      2050.00                      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

(16) Porches  
 WCP (1 Story), Standard                      27.81                      144                      4,005

(16) Deck/Balcony  
 Composite,Standard                      15.42                      30                      463  
 Composite,Standard                      18.90                      21                      397

County Multiplier = 1.38    =>                      Cost New =                      99,140

Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0,    Depr.Cost =                      92,200  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =                      87,590

2017 Est. T.C.V. 009-031-001-80                      =                      102,231  
 Est. TCV/Total Floor Area = 138.15, Most recent sale 06/29/2007 for 20,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,500	48,500	48,500	40,377	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,600	0	363	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
51,100	51,100	51,100	40,740	40,740	0	

009-031-001-85	2017 Est. T.C.V.	QUIST JEREMY D & LAURA
Property Class: 401		5050 S BROWN RD
Map #:	LAKE TOWNSHIP	Cadillac, MI 49601

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & 2013 EQ RATE			20.000		2,100	100		42,000
		20.00	Total Acres		Total Est.		Land Value =	42,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.17	1.00	96	94	827
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	94	940
Total Estimated Land Improvements True Cash Value =					1,767

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+10 Blt 2007

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1700 SF Floor Area = 2125 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Basement	77.99	0.00	0.00	1700	132,583

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior

Stone Veneer	10.25	200	2,050
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
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(16) Porches

WCP (1 Story), Standard	38.16	48	1,832
WPP, Standard	9.25	300	2,775

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	16.58	780	12,932
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750
Class:D Exterior: Pole Foundation: 42 Inch (Unfinished)			
Base Cost	10.01	1200	12,012
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 242,320

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 222,934

Separately Depreciated Items:

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)	3.97	400	1,588
County Multiplier = 1.38 =>		Cost New =	2,191
Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0,		Depr.Cost =	1,600

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	Total Depreciated Cost =	224,534
ECF (RESIDENTIAL RURAL/ NON SUB)	0.950 => TCV of Bldg: 1 =	213,307

2017 Est. T.C.V. 009-031-001-85 = 257,074

Est. TCV/Total Floor Area = 120.98, Most recent sale 03/28/2007 for 50,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
122,200	122,200	122,200	103,327	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,300	0	0	929	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
128,500	128,500	128,500	104,256	104,256	104,256	

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009-031-001-92                      2017 Est. T.C.V.                      SEIDEL CHRIS  
 Property Class: 402                      S BROWN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE 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		15.02 Acres	1900		100			28,538
		15.02 Total Acres					Total Est. Land Value =	28,538

2017 Est. T.C.V. 009-031-001-92                      =                      28,538

Est. TCV/Total Floor Area = 13.43, Most recent sale 11/05/2012 for 29,000

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	-1,500	0	-1,500	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,300	14,300	14,300	15,942	14,300	0	

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009-031-002-00	2017 Est. T.C.V.	STATE OF MICHIGAN
Property Class: 700		S SEELEY RD X
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 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. 009-031-002-00 = 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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009-031-003-00                      2017 Est. T.C.V.                      ADAMS BOBBY J & SHARRON K  
 Property Class: 401                      5041 S SEELEY RD  
 Map #:                      LAKE TOWNSHIP                      CADILLAC, MI 49601

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	327.90	1376.28	1.0000	1.0000	100	100		32,790
328 Actual Front Feet, 10.36 Total Acres                      Total Est. Land Value =								32,790

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+5    Blt 1973

(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	67.06	0.00	0.00	1344	90,129

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Porches

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

Roof Cover Only, Standard	12.05	144	1,735
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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
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	17.02	616	10,484
Mechanical Doors	350.00	1	350
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.64	768	8,172
Mechanical Doors	325.00	1	325

County Multiplier = 1.38    =>                      Cost New =    187,338  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    121,769

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	1344	15,389
County Multiplier = 1.38    =>		Cost New =	21,237
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	10,618

Parcel Number: 009-031-003-00

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(16) Porches			
CGEP (1 Story), Standard	30.13	252	7,593
County Multiplier = 1.38 =>		Cost New =	10,478
Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0,		Depr.Cost =	8,802
		Total Depreciated Cost =	141,189
ECF (RESIDENTIAL RURAL/ NON SUB)	0.950 =>	TCV of Bldg: 1 =	134,130

2017 Est. T.C.V. 009-031-003-00	=	167,870				
Est. TCV/Total Floor Area = 124.90, Most recent sale 10/01/2001 for 174,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
79,500	79,500	79,500	69,988	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,400	0	0	629	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,900	83,900	83,900	70,617	70,617	70,617	

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009-031-004-00                      2017 Est. T.C.V.                      HUNT MARK K & DOREEN C FAMILY TRUST  
 Property Class: 402                      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
GROUP I 100/FF	327.90	1376.28	1.0000	1.0000	100	100		32,790
328 Actual Front Feet, 10.36 Total Acres				Total Acres	Total Est. Land Value =			32,790

2017 Est. T.C.V. 009-031-004-00                      =                      32,790

Est. TCV/Total Floor Area = 24.40

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,400	16,400	16,400	6,089	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	54	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,400	16,400	16,400	6,143	6,143	0	

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009-031-005-00                      2017 Est. T.C.V.                      BEATTY DEAN E  
 Property Class: 401                      5167 S SEELEY RD  
 Map #:                      LAKE TOWNSHIP                      CADILLAC, MI 49601

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	20.65	Acres	2000	100		41,290
20.65 Total Acres                      Total Est. Land Value =								41,290

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	640	0	0
D/W/P: 3.5 Concrete	3.20	1.00	900	0	0
D/W/P: Asphalt Paving	1.51	1.00	1650	0	0
Fencing: Wire Mesh, #9	1.87	1.00	500	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 1969

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 2442 SF    Floor Area = 2442 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	51.66	-6.92	-0.21	2442	108,742

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	44.63	36	1,607
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(16) Deck/Balcony

Roof Cover Only,Standard	24.65	32	789
Roof Cover Only,Standard	24.65	32	789

(17) Garages

Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	17.14	672	11,518
Common Wall: 1/2 Wall	-625.00	1	-625
Mechanical Doors	350.00	1	350
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.71	1680	16,313
Mechanical Doors	350.00	1	350
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	11.14	768	8,556
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      221,425

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      132,855  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.900 => TCV of Bldg: 1 =                      119,570

Parcel Number: 009-031-005-00

Page: 2

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

Costs are taken from the Tennis Club cost schedules.

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

Class: D Quality: Excellent Percent Adj: +0

Base Rate for Upper Floors = 0.00

Adjusted Square Foot Cost for Upper Floors = 0.00

0 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 0 Height per Story Multiplier: 0.880  
Ave. Floor Area: 0 Perimeter: 0 Perim. Multiplier: 1.000  
Refined Square Foot Cost for Upper Floors: 0.00

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 0.000

Total Floor Area: 0 Base Cost New of Upper Floors = 0  
Reproduction/Replacement Cost = 0  
Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 45 /100/100/100/45.0  
Total Depreciated Cost = 0

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

Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Description Cost # or Height Storys Base  
Col. Rate SqFt Adj. Adj. Cost

Total Base Cost New = 0

County Multiplier: 1.38 Architectural Multiplier: 0.00 Combined: 0.000

Reproduction/Replacement Cost = 0  
Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 45 /100/100/100/45.0  
Total Depreciated Cost = 0

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Unit in Place Items Rate Quantity Cnty Arch %Good Depr.Cost  
/CI17/SPOC/TENC/CONCPNSL 23500.00 1 1.38 1.00 75 24,323

ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 26,755

Total Estimated True Cash Value of Commercial/Industrial Buildings = 26,755

2017 Est. T.C.V. 009-031-005-00 = 189,990

Est. TCV/Total Floor Area = 77.80

2016 Assessed MBOR S.E.V. Base for Cap C.P.I.  
94,500 94,500 94,500 77,141 0.90  
2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses  
0 500 0 0 694 0  
2017 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT  
95,000 95,000 95,000 77,835 77,835 77,835

009-031-006-00	2017 Est. T.C.V.	BEATTY DEAN E & MARGARET M &
Property Class: 402		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 66 - 120	\$2200	82.88	Acres	2200	100			182,336
		82.88	Total Acres				Total Est. Land Value =	182,336

2017 Est. T.C.V. 009-031-006-00 = 182,336

Est. TCV/Total Floor Area = 74.67

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
74,600	74,600	74,600	25,836	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,600	0	0	232	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
91,200	91,200	91,200	26,068	26,068	26,068	

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009-031-008-00                      2017 Est. T.C.V.                      HART EVAN ALAN DANIELE AIDA  
 Property Class: 402                      X W WATERGATE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE 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	19.86	Acres	2000	100		39,720
19.86 Total Acres                      Total Est. Land Value =								39,720

2017 Est. T.C.V. 009-031-008-00                      =                      39,720

Est. TCV/Total Floor Area = 16.27, Most recent sale 05/12/2016 for 30,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,000	36,000	36,000	11,647	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,900	18,000		0	-3,394	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,900	19,900	19,900	11,751	19,900	0	

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009-031-008-50                      2017 Est. T.C.V.                      MOOMEY RICHARD  
 Property Class: 402                      X W WATERGATE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE 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	19.88	Acres	2000	100		39,760
19.88 Total Acres                      Total Est. Land Value =								39,760

2017 Est. T.C.V. 009-031-008-50                      =                      39,760

Est. TCV/Total Floor Area = 16.28

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	11,647	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
19,900	0	0	0	11,751	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,900	19,900	19,900	11,751	11,751	0	

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009-031-009-80                      2017 Est. T.C.V.                      PEARSON LAVERN E & BELINDA LE  
 Property Class: 401                      11560 W CADILLAC RD  
 Map #:                      LAKE TOWNSHIP                      CADILLAC, MI 49601

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	110.90	467.42	1.0000	1.0000	40	100		4,436
111 Actual Front Feet, 1.19 Total Acres                      Total Est. Land Value =								4,436

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls D    Blt 1952

(11) Heating System: Space Heater

Ground Area = Size for Rates = 990 SF    Floor Area = 990 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	48.94	-9.47	-1.89	990	37,204

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

Average Fixture(s)                      525.00                      1                      525

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance                      1235.00                      1                      1,235

(16) Porches

CSEP (1 Story), Standard                      22.75                      240                      5,460

(17) Garages

Class:D Exterior: Block Foundation: 18 Inch (Unfinished)  
 Base Cost                      14.45                      768                      11,098

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County Multiplier = 1.42 =>                      Cost New =                      84,940

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =                      46,717  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.900 => TCV of Bldg: 1 =                      42,045

2017 Est. T.C.V. 009-031-009-80                      =                      46,481

Est. TCV/Total Floor Area = 46.95

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,900	22,900	22,900	18,013	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	300	0	162	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,200	23,200	23,200	18,175	18,175	18,175	

009-031-010-00	2017 Est. T.C.V.	HOITENGA ALAN R & CARRIE D
Property Class: 401		11540 W CADILLAC RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

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	413.60	527.65	1.0000	1.0000	40	100		16,544
414 Actual Front Feet, 5.01 Total Acres Total Est. Land Value =								16,544

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	800	50	1,684
D/W/P: Asphalt Paving	1.61	1.00	16500	50	13,283
Total Estimated Land Improvements True Cash Value =					14,967

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+10 Blt 1949

(11) Heating System: Forced Air w/ Ducts  
Ground Area = Size for Rates = 2040 SF Floor Area = 2040 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	66.17	0.00	0.00	1332	88,138
1	Story Siding	Crawl Space	66.17	-8.90	0.00	200	11,454
1	Story Siding	Slab	66.17	-11.12	0.00	508	27,965

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior Stone Veneer	10.25	48	492

(13) Plumbing Average Fixture(s)	760.00	1	760
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(14) Water/Sewer Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	3085.00	1	3,085

(15) Built-Ins & Fireplaces Appliance Allowance	1915.00	1	1,915
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(16) Porches WPP, Standard	24.75	32	792
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(16) Deck/Balcony Treated Wood,Standard	7.90	120	948
Treated Wood,Standard	7.90	120	948

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

Base Cost	15.95	720	11,484
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 206,906

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 134,489  
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 127,764

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1994  
Description of Occupancy: NEAR RD/ W/LIFT

Costs are taken from the Garage, Service/Repair Shed cost schedules.  
<<<<< Calculator Cost Computations >>>>>  
Class: D,Pole Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 13.80

Parcel Number: 009-031-010-00 Page: 2

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 0.00 100%  
Adjusted Square Foot Cost for Upper Floors = 13.80

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 14 Height per Story Multiplier: 1.000  
Ave. Floor Area: 1,040 Perimeter: 132 Perim. Multiplier: 1.338  
Refined Square Foot Cost for Upper Floors: 18.46

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 25.481

Total Floor Area: 1,040 Base Cost New of Upper Floors = 26,500  
Reproduction/Replacement Cost = 26,500  
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0  
Total Depreciated Cost = 17,490

ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 19,239  
Replacement Cost/Floor Area= 25.48 Est. TCV/Floor Area= 18.50

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1995  
Description of Occupancy: NORTH MOST PART

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

Base Rate for Upper Floors = 8.25  
Adjusted Square Foot Cost for Upper Floors = 8.25

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 10 Height per Story Multiplier: 1.000  
Ave. Floor Area: 1,120 Perimeter: 136 Perim. Multiplier: 1.096  
Refined Square Foot Cost for Upper Floors: 9.04

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County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 12.478

Total Floor Area: 1,120 Base Cost New of Upper Floors = 13,975  
Reproduction/Replacement Cost = 13,975  
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0  
Total Depreciated Cost = 10,342

ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 2 = 11,376  
Replacement Cost/Floor Area= 12.48 Est. TCV/Floor Area= 10.16

Total Estimated True Cash Value of Commercial/Industrial Buildings = 30,615

2017 Est. T.C.V. 009-031-010-00 = 189,890  
Est. TCV/Total Floor Area = 45.21

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
91,000	91,000	91,000	73,716	0.90		
2017 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	3,900	0	0	663	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,900	94,900	94,900	74,379	74,379	74,379	



009-031-011-00	2017 Est. T.C.V.	HOUGHTON CONNIE L
Property Class: 401		11450 W WATERGATE RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

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			3.790	Acres	4,222	100		16,000
		3.79	Total Acres		Total Est.		Land Value =	16,000

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	31.07	-0.80	0	720	21,794

Other Additions/Adjustments

	Rate	Size	Cost
(2) Skirting			
Metal Enamel	5.43	144	782

(9) Foundation			
Foundation Wall: Concrete	7.13	0	0

(13) Plumbing			
Average Fixture(s)	405.00	1	405
2 Fixture Bath	810.00	1	810

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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

County Multiplier = 1.38 => Cost New = 40,463

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 14,162  
ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 7,081

Cost Est. for Res. Bldg: 2 Single Family 1S Cls CD Blt 1982

(11) Heating System: Forced Air w/ Ducts			
Ground Area = Size for Rates = 1120 SF		Floor Area = 1120 SF.	
Stories	Exterior	Foundation	Rate
1	Story Siding	Basement	58.08
			Bsmnt-Adj
			0.00
			Heat-Adj
			0.00
			Size
			1120
			Cost
			65,050

Other Additions/Adjustments

(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

Parcel Number: 009-031-011-00

Page: 2

(17) Garages

Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	19.20	528	10,138
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.71	1920	18,643
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 137,752

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 96,427

Separately Depreciated Items:

Unit-in-Place Cost Items:

MOBILE HOME	1.00	1000	1,000
County Multiplier = 1.38 =>		Cost New =	1,380
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,		Depr.Cost =	1,173

Total Depreciated Cost = 97,600  
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 2 = 92,720

2017 Est. T.C.V. 009-031-011-00 = 116,741

Est. TCV/Total Floor Area = 63.45

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,900	55,900	55,900	48,914	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	0	440	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,400	58,400	58,400	49,354	49,354	41,457	

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009-031-012-00                      2017 Est. T.C.V.                      MILLER RONALD G  
 Property Class: 401                                           11510 W WATERGATE RD  
 Map #:                      LAKE TOWNSHIP                      CADILLAC, MI 49601

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	111.00	468.17	1.0000	1.0000	75	100		8,325
111 Actual Front Feet, 1.19 Total Acres                      Total Est. Land Value =								8,325

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.75	1.00	80	94	808
Total Estimated Land Improvements True Cash Value =					808

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 = 960 SF    Floor Area = 960 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.86	-8.86	0.00	960	48,960

Other Additions/Adjustments                      Rate                      Size                      Cost

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

(14) Water/Sewer  
 Well, 50 Feet                      1575.00                      1                      1,575  
 1000 Gal Septic                      2895.00                      1                      2,895

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

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

Base Cost		960	12,854
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      94,778

Phy/Ab.Phy/Func/Econ/Comb.%Good= 69/100/100/100/69.0,    Depr.Cost =                      65,397  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =                      62,127

2017 Est. T.C.V. 009-031-012-00                      =                      71,260

Est. TCV/Total Floor Area = 74.23

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,800	33,800	33,800	29,196	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	0	262	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,600	35,600	35,600	29,458	29,458	29,458	

009-031-013-00	2017 Est. T.C.V.	HOIT 5 LLC
Property Class: 401		11560 W WATERGATE RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

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

\* Factors \* 101.93 X 380.343

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 75/FF	101.93	380.34	1.0000	1.0000	75	100		7,645
102 Actual Front Feet, 0.89 Total Acres Total Est. Land Value =								7,645

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 = 1088 SF Floor Area = 1088 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	47.64	-11.94	0.66	1088	39,560

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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) Deck/Balcony

Treated Wood,Standard	8.08	80	646
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(17) Garages

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

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

County Multiplier = 1.38 => Cost New = 78,346

Notes: 1997 REDMAN MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 66,594  
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 43,286

2017 Est. T.C.V. 009-031-013-00 = 50,931

Est. TCV/Total Floor Area = 46.81, Most recent sale 12/15/2015 for 50,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,000	22,000	22,000	22,000	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,500	0	198	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,500	25,500	25,500	22,198	22,198	0	

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009-031-013-20	2017 Est. T.C.V.	MOOMEY RICHARD WILLIAM
Property Class: 201		11540 W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 4-6A	5700		5.20	Acres	5700	100		29,640
			5.20	Total Acres			Total Est. Land Value =	29,640

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.20	1.38	1000	94	1,557
D/W/P: 4in Ren. Conc.	3.39	1.38	1000	94	4,398
	Total Estimated Land Improvements True Cash Value =				5,954

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2007  
Description of Occupancy: SEMI-FINISHED INTERIOR 2014

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

Adjusted Square Foot Cost for Upper Floors = 21.15

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 10 Height per Story Multiplier: 1.040  
Ave. Floor Area: 1,680 Perimeter: 176 Perim. Multiplier: 1.270  
Refined Square Foot Cost for Upper Floors: 27.93

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 38.550

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Total Floor Area: 1,680 Base Cost New of Upper Floors = 64,764  
Reproduction/Replacement Cost = 64,764  
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0  
Total Depreciated Cost = 50,516

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 1 = 49,506  
Replacement Cost/Floor Area= 38.55 Est. TCV/Floor Area= 29.47

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2010  
Description of Occupancy: 12 UNITS 20 X 136: UNITS1-12

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

Base Rate for Upper Floors = 18.85

Adjusted Square Foot Cost for Upper Floors = 18.85

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 10 Height per Story Multiplier: 1.040  
Ave. Floor Area: 2,720 Perimeter: 312 Perim. Multiplier: 1.311  
Refined Square Foot Cost for Upper Floors: 25.70

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 35.467

Total Floor Area: 2,720 Base Cost New of Upper Floors = 96,471  
Reproduction/Replacement Cost = 96,471  
Eff.Age:7 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 84 /100/100/100/84.0  
Total Depreciated Cost = 81,035

Parcel Number: 009-031-013-20

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ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 2 = 79,415  
Replacement Cost/Floor Area= 35.47 Est. TCV/Floor Area= 29.20

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2007  
Description of Occupancy: 24 UNITS 40 X 136: UNITS 13-36

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

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

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 10 Height per Story Multiplier: 1.040  
Ave. Floor Area: 5,440 Perimeter: 352 Perim. Multiplier: 1.104  
Refined Square Foot Cost for Upper Floors: 16.13

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 22.262

Total Floor Area: 5,440 Base Cost New of Upper Floors = 121,104  
Reproduction/Replacement Cost = 121,104  
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0  
Total Depreciated Cost = 94,461

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 3 = 92,572  
Replacement Cost/Floor Area= 22.26 Est. TCV/Floor Area= 17.02

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 2007  
Description of Occupancy: 12 UNITS 10 X 136, #37 TO #48 **Draft Record Card - Printed before March Board of Review**

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: 12 Height per Story Multiplier: 1.080  
Ave. Floor Area: 1,360 Perimeter: 292 Perim. Multiplier: 1.723  
Refined Square Foot Cost for Upper Floors: 26.14

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 36.080

Total Floor Area: 1,360 Base Cost New of Upper Floors = 49,069  
Reproduction/Replacement Cost = 49,069  
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0  
Total Depreciated Cost = 38,273

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 4 = 37,508  
Replacement Cost/Floor Area= 36.08 Est. TCV/Floor Area= 27.58

Cost Estimates for Commercial/Industrial Building/Section: 5 Built 2011  
Description of Occupancy: AT ROAD 48'X58' UNITS 49-56

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

Parcel Number: 009-031-013-20

Page: 3

Base Rate for Upper Floors = 14.05

Adjusted Square Foot Cost for Upper Floors = 14.05

1 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 10	Height per Story Multiplier: 1.040
Ave. Floor Area: 2,799	Perimeter: 212 Perim. Multiplier: 1.150

Refined Square Foot Cost for Upper Floors: 16.80

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 23.189

Total Floor Area: 2,799	Base Cost New of Upper Floors =	64,907
	Reproduction/Replacement Cost =	64,907
Eff.Age:6	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 86 /100/100/100/86.0	Total Depreciated Cost = 55,820

ECF (201B COMMERCIAL GROUP B)	0.980 => TCV of Bldg: 5 =	54,703
Replacement Cost/Floor Area= 23.19	Est. TCV/Floor Area= 19.54	

Cost Estimates for Commercial/Industrial Building/Section: 6 Built 2012  
Description of Occupancy: 2012 UNITS 68-77, 38X48

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

Base Rate for Upper Floors = 18.85

Adjusted Square Foot Cost for Upper Floors = 18.85

1 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 12	Height per Story Multiplier: 1.080
Ave. Floor Area: 1,836	Perimeter: 172 Perim. Multiplier: 1.224

Refined Square Foot Cost for Upper Floors: 24.92

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County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 34.387

Total Floor Area: 1,836	Base Cost New of Upper Floors =	63,135
	Reproduction/Replacement Cost =	63,135
Eff.Age:4	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0	Total Depreciated Cost = 56,821

ECF (201B COMMERCIAL GROUP B)	0.980 => TCV of Bldg: 6 =	55,685
Replacement Cost/Floor Area= 34.39	Est. TCV/Floor Area= 30.33	

Cost Estimates for Commercial/Industrial Building/Section: 7 Built 2012  
Description of Occupancy: 2012 30X48 BEHIND#6

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: 13	Height per Story Multiplier: 1.105
Ave. Floor Area: 1,459	Perimeter: 159 Perim. Multiplier: 1.287

Refined Square Foot Cost for Upper Floors: 19.98

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 27.574

Parcel Number: 009-031-013-20 Page: 4

Total Floor Area: 1,459 Base Cost New of Upper Floors = 40,230  
Reproduction/Replacement Cost = 40,230  
Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0  
Total Depreciated Cost = 36,207

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 7 = 35,483  
Replacement Cost/Floor Area= 27.57 Est. TCV/Floor Area= 24.32

Cost Estimates for Commercial/Industrial Building/Section: 8 Built 2012  
Description of Occupancy: 2012 UNTIS 57-67 72X10

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: 9 Height per Story Multiplier: 1.020  
Ave. Floor Area: 732 Perimeter: 164 Perim. Multiplier: 1.762  
Refined Square Foot Cost for Upper Floors: 25.25

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 34.847

Total Floor Area: 732 Base Cost New of Upper Floors = 25,508  
Reproduction/Replacement Cost = 25,508  
Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0  
Total Depreciated Cost = 22,957

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ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 8 = 22,498  
Replacement Cost/Floor Area= 34.85 Est. TCV/Floor Area= 30.73

Cost Estimates for Commercial/Industrial Building/Section: 9 Built 2015  
Description of Occupancy: 2015 12'X60' UNITS 83-87

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

Base Rate for Upper Floors = 18.85

Adjusted Square Foot Cost for Upper Floors = 18.85

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 10 Height per Story Multiplier: 1.040  
Ave. Floor Area: 720 Perimeter: 144 Perim. Multiplier: 1.663  
Refined Square Foot Cost for Upper Floors: 32.60

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 44.990

Total Floor Area: 720 Base Cost New of Upper Floors = 32,393  
Reproduction/Replacement Cost = 32,393  
Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 97 /100/100/100/97.0  
Total Depreciated Cost = 31,421

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 9 = 30,793  
Replacement Cost/Floor Area= 44.99 Est. TCV/Floor Area= 42.77

Cost Estimates for Commercial/Industrial Building/Section: 10 Built 2016  
Description of Occupancy: 2016 REAR 36'X72'



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Costs are taken from the Warehouse, Mini cost schedules.

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

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

Base Rate for Upper Floors = 18.85

Adjusted Square Foot Cost for Upper Floors = 18.85

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 10 Height per Story Multiplier: 1.040  
Ave. Floor Area: 2,592 Perimeter: 216 Perim. Multiplier: 1.181  
Refined Square Foot Cost for Upper Floors: 23.15

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 31.950

Total Floor Area: 2,592 Base Cost New of Upper Floors = 82,815

Reproduction/Replacement Cost = 82,815

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 97 /100/100/100/97.0

Total Depreciated Cost = 80,330

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 10 = 78,724

Replacement Cost/Floor Area= 31.95 Est. TCV/Floor Area= 30.37

Cost Estimates for Commercial/Industrial Building/Section: 11 Built 2016

Description of Occupancy: 2016 W OF #10 30'X96'

Costs are taken from the Warehouse, Mini cost schedules.

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

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

Base Rate for Upper Floors = 18.85

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Adjusted Square Foot Cost for Upper Floors = 18.85

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 8 Height per Story Multiplier: 1.000  
Ave. Floor Area: 2,880 Perimeter: 252 Perim. Multiplier: 1.198  
Refined Square Foot Cost for Upper Floors: 22.58

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 31.164

Total Floor Area: 2,880 Base Cost New of Upper Floors = 89,751

Reproduction/Replacement Cost = 89,751

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 97 /100/100/100/97.0

Total Depreciated Cost = 87,059

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 11 = 85,317

Replacement Cost/Floor Area= 31.16 Est. TCV/Floor Area= 29.62

Cost Estimates for Commercial/Industrial Building/Section: 12 Built 2016

Description of Occupancy: 2016 N OF #11 20'X120'

Costs are taken from the Warehouse, Mini cost schedules.

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

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

Base Rate for Upper Floors = 18.85

Adjusted Square Foot Cost for Upper Floors = 18.85

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 8 Height per Story Multiplier: 1.000

Parcel Number: 009-031-013-20 Page: 6

Ave. Floor Area: 2,400 Perimeter: 280 Perim. Multiplier: 1.319  
Refined Square Foot Cost for Upper Floors: 24.86

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 34.311

Total Floor Area: 2,400 Base Cost New of Upper Floors = 82,347  
Reproduction/Replacement Cost = 82,347  
Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 97 /100/100/100/97.0  
Total Depreciated Cost = 79,876

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 12 = 78,279  
Replacement Cost/Floor Area= 34.31 Est. TCV/Floor Area= 32.62

Cost Estimates for Commercial/Industrial Building/Section: 13 Built 2016  
Description of Occupancy: 2016 N OF #9 30'X40'

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

Base Rate for Upper Floors = 18.85  
Adjusted Square Foot Cost for Upper Floors = 18.85

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 8 Height per Story Multiplier: 1.000  
Ave. Floor Area: 1,200 Perimeter: 140 Perim. Multiplier: 1.319  
Refined Square Foot Cost for Upper Floors: 24.86

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 34.311

Total Floor Area: 1,200 Base Cost New of Upper Floors = 41,173  
Reproduction/Replacement Cost = 41,173  
Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 97 /100/100/100/97.0  
Total Depreciated Cost = 39,938

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 13 = 39,139  
Replacement Cost/Floor Area= 34.31 Est. TCV/Floor Area= 32.62

Cost Estimates for Commercial/Industrial Building/Section: 14 Built 2016  
Description of Occupancy: 2016 N OF #9 30'X40'

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

Base Rate for Upper Floors = 18.85  
Adjusted Square Foot Cost for Upper Floors = 18.85

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 8 Height per Story Multiplier: 1.000  
Ave. Floor Area: 1,200 Perimeter: 140 Perim. Multiplier: 1.319  
Refined Square Foot Cost for Upper Floors: 24.86

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 34.311

Total Floor Area: 1,200 Base Cost New of Upper Floors = 41,173  
Reproduction/Replacement Cost = 41,173  
Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 97 /100/100/100/97.0  
Total Depreciated Cost = 39,938

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Parcel Number: 009-031-013-20 Page: 7

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 14 = 39,139  
Replacement Cost/Floor Area= 34.31 Est. TCV/Floor Area= 32.62

Cost Estimates for Commercial/Industrial Building/Section: 15 Built 2016  
Description of Occupancy: 2016 N OF #9 30'X40'

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

Base Rate for Upper Floors = 18.85  
Adjusted Square Foot Cost for Upper Floors = 18.85

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 8 Height per Story Multiplier: 1.000  
Ave. Floor Area: 1,200 Perimeter: 140 Perim. Multiplier: 1.319  
Refined Square Foot Cost for Upper Floors: 24.86

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 34.311

Total Floor Area: 1,200 Base Cost New of Upper Floors = 41,173  
Reproduction/Replacement Cost = 41,173  
Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 97 /100/100/100/97.0  
Total Depreciated Cost = 39,938

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 15 = 39,139  
Replacement Cost/Floor Area= 34.31 Est. TCV/Floor Area= 32.62

Total Estimated True Cash Value of Commercial/Industrial Buildings = 817,900

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2017 Est. T.C.V. 009-031-013-20 = 833,494						
Est. TCV/Total Floor Area = 28.24						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
211,500	211,500	211,500	158,348	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
165,200	50,000	0	165,200	1,425	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
426,700	426,700	426,700	324,973	324,973	0	

009-031-014-00	2017 Est. T.C.V.	HOIT5 LLC
Property Class: 402		11630 W CADILLAC RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

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	328.60	430.83	1.0000	1.0000	40	100		13,144
329 Actual Front Feet, 3.25 Total Acres Total Est. Land Value =								13,144

2017 Est. T.C.V. 009-031-014-00 = 13,144

Est. TCV/Total Floor Area = 0.43, Most recent sale 08/01/2014 for 42,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,600	6,600	6,600	6,600	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,600	6,600	6,600	6,659	6,600	0	

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009-031-015-00	2017 Est. T.C.V.	HOIT5 LLC
Property Class: 201		11600 WATERGATE RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

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

		* Factors *		329.8 X 806.52			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
2013 EQ RATES&SALES			6.106 Acres		3,073	100	18,765
			6.11 Total Acres	Total Est. Land Value =			18,765

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 5in Ren. Conc.	4.07	1.38	400	94	2,112
D/W/P: Asphalt Paving	1.51	1.38	30000	75	46,886
Total Estimated Land Improvements True Cash Value =					48,997

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2011  
Description of Occupancy: 2011

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

Base Rate for Upper Floors = 30.45

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%  
 Adjusted Square Foot Cost for Upper Floors = 30.45

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 16 Height per Story Multiplier: 1.040  
 Ave. Floor Area: 5,309 Perimeter: 292 Perim. Multiplier: 1.050  
 Refined Square Foot Cost for Upper Floors: 33.25

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County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 45.887

Total Floor Area: 5,309 Base Cost New of Upper Floors = 243,614  
 Reproduction/Replacement Cost = 243,614  
 Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0  
 Total Depreciated Cost = 224,125

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

Item Description	Cost	# or Height Storys			Base
	Col.	Rate	SqFt	Adj.	Cost
				Adj.	

(13) Roof Structure:  
 Wood Joists, Wood or Composition  
 Deck 1 Up 3.49 146 1.120 1.000 571

(14) Roof Cover:  
 Alum./Steel Flat or Standing seam 1 Up 3.90 146 1.120 1.000 638

Total Base Cost of Upper Stories = 1208  
 1 Stories Above Ground, Number of stories multiplier for upper stories = 1.000  
 Total Base Cost New = 1208  
 County Multiplier: 1.38 Architectural Multiplier: 1.00 Combined: 1.380

Reproduction/Replacement Cost = 1,668  
 Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0  
 Total Depreciated Cost = 1,534

ECF (201A GENERAL COMMERCIAL ) 1.070 => TCV of Bldg: 1 = 241,455  
 Replacement Cost/Floor Area= 46.20 Est. TCV/Floor Area= 45.48

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2011

Parcel Number: 009-031-015-00

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Description of Occupancy: 2011 OFFICE OF WAREHOUSE

Costs are taken from the Office Building cost schedules.

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

Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 73.65

(10) Heating system: Forced Air Furnace Cost/SqFt: 0.00 100%  
Elevator Adjustment (Applied to upper floors rate) Cost/Sq.Ft.: -1.50  
Adjusted Square Foot Cost for Upper Floors = 72.15

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 8 Height per Story Multiplier: 0.900  
Ave. Floor Area: 1,050 Perimeter: 107 Perim. Multiplier: 1.125  
Refined Square Foot Cost for Upper Floors: 73.05

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 100.812

Total Floor Area: 1,050 Base Cost New of Upper Floors = 105,852

Reproduction/Replacement Cost = 105,852  
Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 91 /100/100/100/91.0  
Total Depreciated Cost = 96,325

ECF (201A GENERAL COMMERCIAL ) 1.070 => TCV of Bldg: 2 = 103,068  
Replacement Cost/Floor Area= 100.81 Est. TCV/Floor Area= 98.16

Total Estimated True Cash Value of Commercial/Industrial Buildings = 344,523

2017 Est. T.C.V. 009-031-015-00 = 412,285

Est. TCV/Total Floor Area = 64.83. Most recent sale 10/01/2009 for 73,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	Draft Record Card - Printed before March Board of Review		
204,700	204,700	204,700	141,532	0.90			
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,400	0	0	1,273	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
206,100	206,100	206,100	142,805	142,805	0		

009-031-015-70                      2017 Est. T.C.V.                      HAMEL RONALD D  
 Property Class: 401                                           11650 W CADILLAC RD  
 Map #:                      LAKE TOWNSHIP                      CADILLAC, MI 49601

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	328.60	364.55	1.0000	1.0000	40	100		13,144
329 Actual Front Feet, 2.75 Total Acres                      Total Est. Land Value =								13,144

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	240	94	853
Shed: Wood Frame	9.85	1.00	120	94	1,111
Total Estimated Land Improvements True Cash Value =					1,964

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

(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	59.59	-12.77	0.00	980	45,884

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) Deck/Balcony

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

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

Base Cost	16.02	768	12,303
Automatic Doors	375.00	1	375

County Multiplier = 1.38    =>                      Cost New =    94,336

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0,    Depr.Cost =    77,356  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.650 => TCV of Bldg: 1 =    50,281

2017 Est. T.C.V. 009-031-015-70                      =    65,389  
 Est. TCV/Total Floor Area = 66.72

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
28,700	28,700	28,700	22,259	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,000	0	0	200	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,700	32,700	32,700	22,459	22,459	22,459

009-031-016-00	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 8 - 17 @\$1900		13.41	Acres	1900	100			25,477
		13.41	Total Acres				Total Est. Land Value =	25,477

2017 Est. T.C.V. 009-031-016-00 = 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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009-031-017-00                      2017 Est. T.C.V.                      DYKGRAAF RONALD  
 Property Class: 401                                           11650 W WATERGATE RD  
 Map #:                      LAKE TOWNSHIP                      Cadillac, MI 49601

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			2.410 Acres		5,602	100		13,500
		2.41	Total Acres				Total Est. Land Value =	13,500

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls CD    Blt 2008

(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

(17) Garages

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

Base Cost	13.95	3320	46,314
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County Multiplier = 1.38 =>                      Cost New =                      63,913

Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0,    Depr.Cost =                      62,635

ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =                      59,503

2017 Est. T.C.V. 009-031-017-00                      =                      73,003

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
34,700	34,700	34,700	28,885	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,800	0	0	259	0
2017 Assessed	MBOR	S.E.V.	Capred	Taxable	PRE/MBT
36,500	36,500	36,500	29,144	29,144	0

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009-031-017-75                      2017 Est. T.C.V.                      STAGG PHILLIP & CYNTHIA  
 Property Class: 201                                           11680 W CADILLAC RD  
 Map #:                      LAKE TOWNSHIP                      CADILLAC, MI 49601

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	40.00	304.92	1.0000	1.0000	300	100		12,000
40 Actual Front Feet, 0.28 Total Acres                      Total Est. Land Value =								12,000

2017 Est. T.C.V. 009-031-017-75                      =                      12,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/03/2005 for 20,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
6,000	6,000	6,000	4,462	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	40	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,000	6,000	6,000	4,502	4,502	0

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009-031-018-00	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	1.14 Acres		5500	100		6,248
			1.14 Total Acres				Total Est. Land Value =	6,248

2017 Est. T.C.V. 009-031-018-00 = 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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009-031-019-00                      2017 Est. T.C.V.                      BROWN SCOTT L & MELISSA  
 Property Class: 401                                           11973 W CADILLAC 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			4.250 Acres		3,765	100		16,000
		4.25	Total Acres				Total Est. Land Value =	16,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wire Mesh, #9	1.87	1.00	840	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					970

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls CD    Blt 1900

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 696 SF    Floor Area = 1044 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	82.25	0.00	0.00	696	57,246

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
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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

WGEP (1 Story), Standard	47.95	72	3,452
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WPP, Standard	11.73	144	1,689
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(16) Deck/Balcony

Treated Wood, Standard	7.88	104	820
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County Multiplier = 1.38 =>                      Cost New =                      96,216

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      57,730

Separately Depreciated Items:

Unit-in-Place Cost Items:

GARAGE	1.00	500	500
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County Multiplier = 1.38 =>                      Cost New =                      690

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =                      587

Total Depreciated Cost =                      58,316

ECF (RESIDENTIAL RURAL/ NON SUB)    0.900 => TCV of Bldg: 1 =                      52,485

2017 Est. T.C.V. 009-031-019-00                      =                      69,455

Est. TCV/Total Floor Area = 66.53, Most recent sale 01/23/2007 for 130,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
34,500	34,500	34,500	27,745	0.90

2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	249	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
34,700	34,700	34,700	27,994	27,994	0

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009-031-019-10                      2017 Est. T.C.V.                      WHIPPLE TERRANCE &  
 Property Class: 402                                           W WATERGATE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE 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	19.92	Acres	2000	100		39,840
19.92 Total Acres                      Total Est. Land Value =								39,840

2017 Est. T.C.V. 009-031-019-10                      =                      39,840

Est. TCV/Total Floor Area = 38.16, Most recent sale 06/01/2001 for 27,132

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,900	19,900	19,900	16,461	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	148	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,900	19,900	19,900	16,609	16,609	16,609	

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009-031-019-20                      2017 Est. T.C.V.                      HOITENGA INSULATION  
Property Class: 201                                           11900 W CADILLAC 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			9.610	Acres	2,728	100	26,220
		9.61	Total Acres		Total Est.	Land Value =	26,220

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.38	14000	50	15,553
Total Estimated Land Improvements True Cash Value =					15,553

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1144 SF    Floor Area = 1144 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	65.59	-9.43	0.00	1144	64,247

Other Additions/Adjustments                      Rate                      Size                      Cost

(1) Exterior							
Brick Veneer		8.25				200	1,650

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

(14) Water/Sewer							
Well, 50 Feet		1575.00				1	1,575
1000 Gal Septic		2085.00				1	3,085

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

(16) Breezeways							
Frame Wall,Finished		27.75				288	7,992

(17) Garages							
Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)							
Base Cost		10.91				1280	13,965
Common Wall: 1/2 Wall		-487.50				1	-488
Automatic Doors		375.00				1	375
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)							
Base Cost		10.13				1350	13,676
Mechanical Doors		350.00				1	350

County Multiplier = 1.38 =>                      Cost New =    150,561

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =    120,448  
ECF (201B COMMERCIAL GROUP B)                      0.900 => TCV of Bldg: 1 =    108,404

Cost Estimates for Commercial/Industrial Building/Section: 1                      Built 1997

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	90%
(10) Heating system: Package Heating & Cooling	Cost/SqFt:	5.25	10%
Combined Heating System adjustment:		0.53	100%

Adjusted Square Foot Cost for Upper Floors = 28.02

Parcel Number: 009-031-019-20

Page: 2

1 Stories  
Number of Stories Multiplier: 1.000  
Average Height per Story: 16  
Height per Story Multiplier: 1.040  
Ave. Floor Area: 3,456 Perimeter: 236 Perim. Multiplier: 1.115  
Refined Square Foot Cost for Upper Floors: 32.50

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 44.847

Total Floor Area: 3,456      Base Cost New of Upper Floors = 154,991  
Reproduction/Replacement Cost = 154,991  
Eff.Age:10    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0  
Total Depreciated Cost = 127,093

ECF (201B COMMERCIAL GROUP B)      0.980 => TCV of Bldg: 1 = 124,551  
Replacement Cost/Floor Area= 44.85      Est. TCV/Floor Area= 36.04

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Total Estimated True Cash Value of Commercial/Industrial Buildings = 124,551

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2017 Est. T.C.V. 009-031-019-20 = 274,728

Est. TCV/Total Floor Area = 59.72, Most recent sale 07/01/1996 for 77,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
103,000	103,000	103,000	81,275	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	34,400	0	0	731	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
137,400	137,400	137,400	82,006	82,006	0	

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009-031-019-35                      2017 Est. T.C.V.                      SANDELIUS PROPERTIES LLC  
 Property Class: 401                                                                11832 W WATERGATE RD  
 Map #:                      LAKE TOWNSHIP                                           LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	100.00	457.38	1.0000	1.0000	100	100		10,000
100 Actual Front Feet, 1.05 Total Acres                      Total Est. Land Value =								10,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.06	1.00	120	89	1,181
Total Estimated Land Improvements True Cash Value =					1,181

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	34.66	0.00	-6	952	31,017

Other Additions/Adjustments                      Rate                      Size                      Cost

(2) Skirting							
Metal Enamel			5.70			164	935

(9) Foundation							
Foundation Wall: Concrete			6.92			0	0

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

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

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

(16) Deck/Balcony							
Treated Wood    w/Roof,Standard			36.50			20	730

County Multiplier = 1.38    =>                      Cost New =                      53,463

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,    Depr.Cost =                      18,712  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.500 => TCV of Bldg: 1 =                      9,356

2017 Est. T.C.V. 009-031-019-35                      =                      20,537

Est. TCV/Total Floor Area = 21.57, Most recent sale 10/15/2007 for 35,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,700	10,700	10,700	9,729	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-400	0	0	87	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,300	10,300	10,300	9,816	9,816	0	

009-031-019-40	2017 Est. T.C.V.	WHIPPLE MAXINE E
Property Class: 401		11776 W WATERGATE RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
2013 EQ APPRAISAL			13.730	Acres	2,100	100		28,833
	13.73	Total Acres			Total Est.		Land Value =	28,833

< 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	38.35	0.00	0	684	26,231

Other Additions/Adjustments	Rate	Size	Cost
Expando	21.00	360	7,560
Addition/Crawl	30.25	256	7,744

(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:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.71	1440	13,982
Mechanical Doors	350.00	1	350

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County Multiplier = 1.38 => Cost New = 85,288

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 29,851  
ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 14,925

2017 Est. T.C.V. 009-031-019-40 = 43,758

Est. TCV/Total Floor Area = 46.55

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,600	22,600	22,600	21,063	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-700	0	0	189	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,900	21,900	21,900	21,252	21,252	21,252	

009-031-019-80	2017 Est. T.C.V.	KLEIN MICHAEL L & CHISTINE L TRUST
Property Class: 402		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 8 - 17 @\$1900		12.50	Acres	1900	100			23,750
		12.50	Total Acres				Total Est. Land Value =	23,750

2017 Est. T.C.V. 009-031-019-80 = 23,750

Est. TCV/Total Floor Area = 25.27

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,100	13,100	13,100	6,089	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,200	0	0	54	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,900	11,900	11,900	6,143	6,143	0	

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009-031-019-90	2017 Est. T.C.V.	WHIPPLE TERRANCE A & MARSHA
Property Class: 401		11770 W WATERGATE RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

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			21.520	Acres	2,100	100		45,192
		21.52	Total Acres		Total Est.		Land Value =	45,192

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	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1536 SF Floor Area = 1536 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.05	-7.82	0.00	1536	72,545

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

Pine w/Roof,Standard	21.70	80	1,736
Treated Wood,Standard	6.17	430	2,653

(17) Garages

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

Base Cost	15.16	864	13,098
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 134,754

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 114,541  
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 108,814

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0  
Description of Occupancy: NORTH OF HOUSE

Costs are taken from the Shed, Utility, 3 Wall cost schedules.  
<<<<< Calculator Cost Computations >>>>>  
Class: D,Pole Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 6.20

Adjusted Square Foot Cost for Upper Floors = 6.20

0 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 0 Height per Story Multiplier: 0.960  
Ave. Floor Area: 0 Perimeter: 0 Perim. Multiplier: 1.000

Parcel Number: 009-031-019-90

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Refined Square Foot Cost for Upper Floors: 5.95

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 8.214

Total Floor Area: 2,400	Base Cost New of Upper Floors =	19,713
	Reproduction/Replacement Cost =	19,713
Eff.Age:40    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0	Total Depreciated Cost =	6,900
ECF (RESIDENTIAL RURAL/ NON SUB)	1.100 => TCV of Bldg: 1 =	7,590
Replacement Cost/Floor Area= 8.21	Est. TCV/Floor Area= 3.16	

Cost Estimates for Commercial/Industrial Building/Section: 2            Built 0  
Description of Occupancy: SOUTH OF HOUSE

Costs are taken from the Shed, Utility, 3 Wall cost schedules.  
<<<<<                            Calculator Cost Computations                            >>>>>  
Class: D,Pole      Quality: Low Cost      Percent Adj: +0

Base Rate for Upper Floors = 6.20

Adjusted Square Foot Cost for Upper Floors = 6.20

0 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 0	Height per Story Multiplier: 0.960
Ave. Floor Area: 0	Perimeter: 0                            Perim. Multiplier: 1.000

Refined Square Foot Cost for Upper Floors: 5.95

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 8.214

Total Floor Area: 2,700	Base Cost New of Upper Floors =	22,177
	Reproduction/Replacement Cost =	22,177
Eff.Age:40    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0	Total Depreciated Cost =	7,762
ECF (RESIDENTIAL RURAL/ NON SUB)	1.100 => TCV of Bldg: 2 =	8,538
Replacement Cost/Floor Area= 8.21	Est. TCV/Floor Area= 3.16	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 16,128

2017 Est. T.C.V. 009-031-019-90 = 171,559

Est. TCV/Total Floor Area = 25.85

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
82,500	82,500	82,500	66,320	0.90		
2017 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	3,300	0	0	596	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
85,800	85,800	85,800	66,916	66,916	66,916	

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009-031-020-00	2017 Est. T.C.V.	MICH STATE HWY COMM
Property Class: 700		M-55
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

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

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2017 Est. T.C.V. 009-031-020-00 = 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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009-031-022-00	2017 Est. T.C.V.	PELL JOHN ETAL
Property Class: 401		11140 W CADILLAC RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

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	75.11	Acres	2200	100	M55	DIVIDES PARCEL	165,242
		75.11	Total Acres				Total Est. Land Value =	165,242

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	240	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 1950

(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	Basement	58.89	0.00	0.97	1040	62,254

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing  
Average Fixture(s) 630.00 1 630

(14) Water/Sewer  
Well, 50 Feet 1575.00 1 1,575  
1000 Gal Septic 2895.00 1 2,895

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(15) Built-Ins & Fireplaces  
Appliance Allowance 1415.00 1 1,415  
Fireplace: Interior 1 Story 2900.00 1 2,900

(17) Garages

Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)							
	Base Cost		21.85		400		8,740
	Common Wall: 1 Wall		-1225.00		1		-1,225
	Mechanical Doors		350.00		2		700
Class:CD Exterior: Block Foundation: 18 Inch (Unfinished)							
	Base Cost		13.87		936		12,982
	Mechanical Doors		350.00		3		1,050
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)							
	Base Cost		9.71		1200		11,652
	Mechanical Doors		350.00		2		700

County Multiplier = 1.38 => Cost New = 146,651

Phy/Ab.Phy/Func/Econ/Comb.%Good= 68/100/100/100/68.0, Depr.Cost = 99,723  
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 94,736

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0  
Description of Occupancy: NW OF HOUSE

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

Base Rate for Upper Floors = 8.25  
Adjusted Square Foot Cost for Upper Floors = 8.25

Parcel Number: 009-031-022-00 Page: 2

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

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

Total Floor Area: 1,800 Base Cost New of Upper Floors = 21,313  
Reproduction/Replacement Cost = 21,313  
Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0  
Total Depreciated Cost = 7,459  
ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 8,205  
Replacement Cost/Floor Area= 11.84 Est. TCV/Floor Area= 4.56

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0  
Description of Occupancy: NORTH OF HOUSE IN WOODS

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

0 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 0 Height per Story Multiplier: 0.960  
Ave. Floor Area: 1,360 Perimeter: 188 Perim. Multiplier: 1.140  
Refined Square Foot Cost for Upper Floors: 12.75

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County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 17.595  
Total Floor Area: 1,360 Base Cost New of Upper Floors = 23,929  
Reproduction/Replacement Cost = 23,929  
Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0  
Total Depreciated Cost = 8,375  
ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 2 = 9,213  
Replacement Cost/Floor Area= 17.59 Est. TCV/Floor Area= 6.77

Total Estimated True Cash Value of Commercial/Industrial Buildings = 17,418

2017 Est. T.C.V. 009-031-022-00 = 278,346

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
121,300	121,300	121,300	87,072	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,900	0	0	783	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
139,200	139,200	139,200	87,855	87,855	87,855	



009-031-023-00	2017 Est. T.C.V.	CADILLAC SPORTSMAN CLUB
Property Class: 201		11424 W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE 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	53.00	Acres	2000	100			106,000
53.00 Total Acres Total Est. Land Value =								106,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.35	1.38	245	50	566
D/W/P: 4in Concrete	3.35	1.38	98	50	227
Total Estimated Land Improvements True Cash Value =					793

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1970  
Description of Occupancy: CAL 30

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

Base Rate for Upper Floors = 62.95

(10) Heating system: Forced Air Furnace Cost/SqFt: 0.00 100%  
Adjusted Square Foot Cost for Upper Floors = 62.95

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 10 Height per Story Multiplier: 1.000  
Ave. Floor Area: 3,300 Perimeter: 280 Perim. Multiplier: 1.055  
Refined Square Foot Cost for Upper Floors: 66.41

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County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 91.649

Total Floor Area: 3,300 Base Cost New of Upper Floors = 302,441  
Reproduction/Replacement Cost = 302,441  
Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0  
Total Depreciated Cost = 105,854

<<<<< 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
(13) Roof Structure:						
Wood Joists, Wood or Composition Deck	2	4.36	245	1.000	1.000	1068
Wood Joists, Wood or Composition Deck	2	4.36	98	1.000	1.000	427

Total Base Cost of Upper Stories = 1495  
1 Stories Above Ground, Number of stories multiplier for upper stories = 1.000  
Total Base Cost New = 1495  
County Multiplier: 1.38 Architectural Multiplier: 1.00 Combined: 1.380

Reproduction/Replacement Cost = 2,064  
Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0  
Total Depreciated Cost = 722

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
/CI16/YARI/CHALF/06'/GATW20	770.00	1	1.38 1.00	100	1,063

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 1 = 105,487  
Replacement Cost/Floor Area= 92.60 Est. TCV/Floor Area= 31.97

Parcel Number: 009-031-023-00 Page: 2

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1980  
Description of Occupancy: CAL 174

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

Base Rate for Upper Floors = 8.25  
(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%  
Adjusted Square Foot Cost for Upper Floors = 8.25

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 10 Height per Story Multiplier: 1.000  
Ave. Floor Area: 441 Perimeter: 84 Perim. Multiplier: 1.278  
Refined Square Foot Cost for Upper Floors: 10.54

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 14.550

Total Floor Area: 441 Base Cost New of Upper Floors = 6,417  
Reproduction/Replacement Cost = 6,417  
Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0  
Total Depreciated Cost = 3,144  
ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 2 = 3,081  
Replacement Cost/Floor Area= 14.55 Est. TCV/Floor Area= 6.99

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1997  
Description of Occupancy: CAL 174

Costs are taken from the Shed, Utility, 3 Wall cost schedules.  
<<<<< Calculator Cost Computations >>>>>  
Class: D,Pole Quality: Average Percent Adj: +0

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Base Rate for Upper Floors = 8.95  
Adjusted Square Foot Cost for Upper Floors = 8.95

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 8 Height per Story Multiplier: 0.960  
Ave. Floor Area: 660 Perimeter: 134 Perim. Multiplier: 1.310  
Refined Square Foot Cost for Upper Floors: 11.26

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 15.533

Total Floor Area: 660 Base Cost New of Upper Floors = 10,252  
Reproduction/Replacement Cost = 10,252  
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0  
Total Depreciated Cost = 5,536  
ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 3 = 5,425  
Replacement Cost/Floor Area= 15.53 Est. TCV/Floor Area= 8.22

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 0  
Description of Occupancy: SHOOTING RANGE PULL TOWER

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

Base Rate for Upper Floors = 18.15  
Adjusted Square Foot Cost for Upper Floors = 18.15



009-031-025-00	2017 Est. T.C.V.	OSTERHOUT DALE W & SHERRI L
Property Class: 401		11450 W CADILLAC RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

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			2.870	Acres	5,348	100		15,350
		2.87	Total Acres		Total Est.		Land Value =	15,350

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	720	0	0

Residential Local Cost Land Improvements

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 870 SF Floor Area = 870 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	50.03	0.00	0.66	870	44,100

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CGEP (1 Story), Standard	30.64	192	5,883
CCP (1 Story), Standard	29.27	80	2,342

(17) Garages

Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.64	768	8,172
Mechanical Doors	325.00	2	650
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.30	1408	13,094
No Floor Deduction	-3.00	1408	-4,224

County Multiplier = 1.38 => Cost New = 106,152

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 63,691

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= 76/100/100/100/76.0,		Depr.Cost =	1,066

Total Depreciated Cost = 64,757

ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 58,281

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

(11) Heating System: Forced Air w/ Ducts

Parcel Number: 009-031-025-00 Page: 2

Ground Area = Size for Rates = 1428 SF    Floor Area = 1428 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Crawl Space    55.66    -7.98    0.00    1300    61,984  
 1    Story Siding    Basement    55.66    0.00    0.00    128    7,124

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	1	1,975
(14) Water/Sewer			
Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2895.00	1	2,895
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415

County Multiplier = 1.38    =>    Cost New =    107,086

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    69,606  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.950 => TCV of Bldg: 2 =    66,126

2017 Est. T.C.V. 009-031-025-00    =    140,727  
 Est. TCV/Total Floor Area = 61.24

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
68,200	68,200	68,200	56,218	0.90		
2017    New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	0	505	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
70,400	70,400	70,400	56,723	56,723	37,437	

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009-031-026-00                      2017 Est. T.C.V.                      SMOLKA ALBERT P JR & DEBORAH D  
 Property Class: 401                      11425 WATERGATE RD  
 Map #:                      LAKE TOWNSHIP                      CADILLAC, MI 49601

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	228.00	454.70	1.0000	1.0000	75	100		17,100
228 Actual Front Feet, 2.38 Total Acres                      Total Est. Land Value =								17,100

Cost Est. for Res. Bldg: 1    Single Family    MANU-BOCA/STATE Cls    D                      Blt 1988

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	45.71	-11.27	0.66	1344	47,174

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing  
 Average Fixture(s)                      525.00                      1                      525

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

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

(16) Deck/Balcony  
 Pine                      w/Roof,Standard                      17.45                      128                      2,234

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

Base Cost	17,650	576	10,166
Mechanical Doors	325.00	1	325

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County Multiplier = 1.38 =>                      Cost New =                      91,017

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =                      68,263  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.650 => TCV of Bldg: 1 =                      44,371

2017 Est. T.C.V. 009-031-026-00					=	61,471
Est. TCV/Total Floor Area = 45.74, Most recent sale 12/01/1995 for 13,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,200	27,200	27,200	27,200	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,500		0	0	244	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,700	30,700	30,700	27,444	27,444	27,444	

009-031-026-50                      2017 Est. T.C.V.                      OSTERHOUT DALE & SHERRIE  
 Property Class: 401                                           11400 W CADILLAC RD  
 Map #:                      LAKE TOWNSHIP                      LAKE 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	228.00	256.00	1.0000	1.0000	40	100		9,120
228 Actual Front Feet, 1.34 Total Acres                      Total Est. Land Value =								9,120

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

(11) Heating System: Wall/Floor Furnace

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	-0.78	864	42,621

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) Breezeways

Frame Wall,Unfinished	22.25	160	3,560
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(17) Garages

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

Base Cost	10,012.00	1200	12,012
Mechanical Doors	325.00	1	325

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

Base Cost	17.65	576	10,166
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =>                      Cost New =    104,762

Phy/Ab.Phy/Func/Econ/Comb.%Good= 63/100/100/100/63.0,    Depr.Cost =    66,000  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.950 => TCV of Bldg: 1 =    62,700

2017 Est. T.C.V. 009-031-026-50                      =    71,820

Est. TCV/Total Floor Area = 83.13

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,000	34,000	34,000	29,402	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	0	264	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,900	35,900	35,900	29,666	29,666	0	

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009-031-027-00                      2017 Est. T.C.V.                      GOBLE GARRY L  
 Property Class: 402                                           W WATERGATE 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			4.160	Acres	3,846	100		16,000
		4.16	Total Acres		Total Est.		Land Value =	16,000

2017 Est. T.C.V. 009-031-027-00	=	16,000			
Est. TCV/Total Floor Area = 18.52					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
8,000	8,000	8,000	3,521	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
8,000	8,000	8,000	3,552	3,552	0

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009-031-028-00                      2017 Est. T.C.V.                      GOBLE GARRY L  
 Property Class: 402                                           W WATERGATE 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			10.080	Acres	2,700	100		27,216
		10.08	Total Acres		Total Est.		Land Value =	27,216

2017 Est. T.C.V. 009-031-028-00                      =                      27,216

Est. TCV/Total Floor Area = 31.50

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,600	13,600	13,600	6,249	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	56	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,600	13,600	13,600	6,305	6,305	0	

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009-032-001-00                      2017 Est. T.C.V.                      SUTTON LOUIS  
 Property Class: 401                                           5010 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
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 = 1712 SF    Floor Area = 1712 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	54.13	0.00	0.00	1232	66,688
1	Story Siding	Crawl Space	54.13	-7.61	0.00	480	22,330

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
Fireplace: Exterior 1 Story	3450.00	1	3,450

(16) Deck/Balcony

Treated Wood,Standard	10.15	48	487
Treated Wood,Standard	6.29	320	2,013

(17) Garages

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

Base Cost	9.71	1040	10,098
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Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)	3.97	400	1,588
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County Multiplier = 1.38 =>                      Cost New =    156,173  
 Notes: MODULAR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,    Depr.Cost =    110,883

Separately Depreciated Items:

Square footage # 2 is depreciated at 97 %Good...    Base Cost Was =    22,330  
 County Multiplier = 1.38 =>    Cost New =    30,815  
 Phy/Ab.+hy/Func/Econ/Comb.%Good= 26/100/100/100/26.0,    Depr.Cost =    8,012

(17) Garages

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

Base Cost	10.04	960	9,638
County Multiplier = 1.38 =>		Cost New =	13,301
Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,		Depr.Cost =	12,503

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				Total Depreciated Cost =		131,398
ECF (RESIDENTIAL RURAL/ NON SUB)			0.950 => TCV of Bldg: 1 =			124,828
<hr/>						
2017 Est. T.C.V. 009-032-001-00				=		144,778
Est. TCV/Total Floor Area = 84.57						
2016 Assessed	MBOR	S.E.V.		Base for Cap	C.P.I.	
69,700	69,700	69,700		59,841	0.90	
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,700	0	0	538	0
2017 Assessed	MBOR	S.E.V.		Capped	->Taxable<-	PRE/MBT
72,400	72,400	72,400		60,379	60,379	60,379

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009-032-002-00                      2017 Est. T.C.V.                      BRIDGES BRUCE D  
 Property Class: 401                      5220 S LA CHANCE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	313.00	556.00	1.0000	1.0000	65	100		20,345
313 Actual Front Feet, 4.00 Total Acres                      Total Est. Land Value =								20,345

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	500	50	860
Shed: Metal Prefab	9.29	1.00	80	50	372
Total Estimated Land Improvements True Cash Value =					1,232

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls C-5    Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1488 SF    Floor Area = 1488 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.72	-8.36	0.00	1488	76,424

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                      1,915.00                      1                      1,915

(16) Porches  
 WPP, Standard                      12.22                      144                      1,760

(16) Deck/Balcony  
 Treated Wood,Standard                      7.55                      143                      1,080

(17) Garages  
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      18.25                      528                      9,636  
 Mechanical Doors                      350.00                      2                      700  
 Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)  
 Base Cost                      11.18                      832                      9,302  
 Mechanical Doors                      350.00                      1                      350

County Multiplier = 1.38 =>                      Cost New =                      147,088

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =                      102,962  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =                      97,814

2017 Est. T.C.V. 009-032-002-00                      =                      119,391

Est. TCV/Total Floor Area = 80.24

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
56,800	56,800	56,800	50,034	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	0	450	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
59,700	59,700	59,700	50,484	50,484	50,484	

009-032-003-00	2017 Est. T.C.V.	RODENBAUGH RAYMOND L
Property Class: 401		5100 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		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: 4in Ren. Conc.	4.21	1.00	336	0	0
D/W/P: 4in Concrete	3.61	1.00	522	0	0

Residential Local Cost Land Improvements

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

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = Size for Rates = 1450 SF Floor Area = 1450 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	66.27	0.00	0.00	1280	84,826
1	Story Siding	Basement	66.27	0.00	0.00	170	11,266

Other Additions/Adjustments

	Rate	Size	Cost
(9) Basement Finish			
Basement Recreation Finish	11.45	1000	11,450
Walk out Basement Door(s)	775.00	2	1,550

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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

	Rate	Size	Cost
CPP, Standard	24.21	36	872
CGEP (1 Story), Standard	48.88	80	3,910
CCP (1 Story), Standard	21.14	240	5,074

(16) Deck/Balcony

	Rate	Size	Cost
Treated Wood, Standard	6.44	412	2,653
Roof Cover Only, Standard	9.20	422	3,882

(17) Garages

Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	14.85	840	12,474
Mechanical Doors	350.00	2	700
Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)			
Base Cost	12.94	723	9,356
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 223,522

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 145,289  
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 138,025

Parcel Number: 009-032-003-00

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2017 Est. T.C.V. 009-032-003-00					=	167,950
Est. TCV/Total Floor Area = 115.83						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
81,400	81,400	81,400	71,231	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,600	0	0	641	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
84,000	84,000	84,000	71,872	71,872	71,872	

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009-032-004-00                      2017 Est. T.C.V.                      LAGALO JENNIE  
 Property Class: 402                      5160 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 PARTOF>80@\$2000	11.00	Acres	2000	100				22,000
	11.00	Total Acres			Total Est.		Land Value =	22,000

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls D    Blt 1983

(11) Heating System: No Heating/Cooling

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

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

(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 =    15,849

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =    11,887  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.950 => TCV of Bldg: 1 =    11,293

Cost Est. for Res. Bldg: 2    Single Family    1S                      Cls C-5    Blt 2016

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1156 SF    Floor Area = 1156 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	62.20	0.00	1.82	1156	74,007

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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

(16) Porches

CCP (1 Story), Standard	25.77	136	3,505
WCP (1 Story), Standard	38.16	48	1,832

(17) Garages

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

Base Cost	22.80	400	9,120
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =    132,664

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,    Depr.Cost =    131,338

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	1000	11,450
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County Multiplier = 1.38 =>                      Cost New =    15,801

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,    Depr.Cost =    7,901

Parcel Number: 009-032-004-00

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	Total Depreciated Cost =	139,238
ECF (RESIDENTIAL RURAL/ NON SUB)	0.950 => TCV of Bldg: 2 =	132,276

2017 Est. T.C.V. 009-032-004-00	=	165,569			
Est. TCV/Total Floor Area = 143.23, Most recent sale 09/21/2015 for 195,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
49,700	49,700	49,700	49,700	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
27,700	5,400	0	27,700	447	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
82,800	82,800	82,800	77,847	77,847	77,847

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009-032-005-00                      2017 Est. T.C.V.                      LAGALO JENNIE  
 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 PARTOF>80@\$2000	120.00	120.00	Acres	2000	100			240,000
	120.00	Total Acres					Total Est. Land Value =	240,000

2017 Est. T.C.V. 009-032-005-00                      =                      240,000

Est. TCV/Total Floor Area = 207.61

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
108,000	108,000	108,000	108,000	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,000	0	0	972	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
120,000	120,000	120,000	108,972	108,972	108,972	

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009-032-006-00                      2017 Est. T.C.V.                      FARR CHAD R  
 Property Class: 401                      5322 S LA CHANCE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	241.00	582.01	1.0000	1.0000	50	100		12,050
241 Actual Front Feet, 3.22 Total Acres                      Total Est. Land Value =								12,050

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	2250	0	0
D/W/P: 4in Concrete	3.61	1.00	660	0	0
Shed: Metal Prefab	6.95	1.00	336	50	1,168
Shed: Metal Prefab	8.69	1.00	120	50	522

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	97	1,455
Total Estimated Land Improvements True Cash Value =					3,145

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls C    Blt 1949

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1279 SF    Floor Area = 1549 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	74.02	0.00	2.42	1080	82,555
1	Story Siding	Basement	64.36	0.00	1.92	199	13,190

Other Additions/Adjustments                      Rate                      Size                      Cost

(1) Exterior

Brick Veneer                      8,25                      90                      743

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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	52.82	26	1,373
WCP (1 Story), Standard	24.93	137	3,415

(16) Deck/Balcony

Treated Wood, Standard	6.52	345	2,249
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(16) Breezeways

Frame Wall, Finished	27.75	180	4,995
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(17) Garages

Class:C Exterior: Siding Foundation: 18 Inch (Finished )			
Base Cost	21.80	528	11,510
Automatic Doors	375.00	2	750
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.22	840	8,585
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =>

Cost New = 196,651

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 127,823

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	1080	12,366
County Multiplier = 1.38 =>		Cost New =	17,065
Phy/Ab.Phy/Func/Econ/Comb.%Good= 25/100/100/100/25.0,		Depr.Cost =	4,266

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)	3.97	336	1,334
County Multiplier = 1.38 =>		Cost New =	1,841
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Depr.Cost =	1,749

		Total Depreciated Cost =	133,838
ECF (RESIDENTIAL RURAL/ NON SUB)	0.950 =>	TCV of Bldg: 1 =	127,146

2017 Est. T.C.V. 009-032-006-00 = 142,341

Est. TCV/Total Floor Area = 91.89, Most recent sale 08/31/2012 for 125,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
67,400	67,400	67,400	63,362	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,800	0	0	570	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
71,200	71,200	71,200	63,932	63,932	63,932	

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009-032-006-10                      2017 Est. T.C.V.                      HOEKWATER JOHN  
 Property Class: 401                      WATERGATE 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		7.00 Acres	3600		100			25,200
AG SW 2014 SURPLUS 1700/		10.55 Acres	1700		100			17,935
		17.55 Total Acres					Total Est. Land Value =	43,135

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls D                      Blt 2008

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

Other Additions/Adjustments                      Rate                      Size                      Cost

(17) Garages  
 Class:D Exterior: Pole Foundation: 42 Inch (Unfinished)  
 Base Cost                      11.48                      768                      8,817  
 Mechanical Doors                      325.00                      1                      325

County Multiplier = 1.38    =>                      Cost New =                      12,615

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,    Depr.Cost =                      11,985  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =                      11,385

2017 Est. T.C.V. 009-032-006-10                      =                      54,520

Est. TCV/Total Floor Area = 0.00

2016 Assessed                      MBOR                      S.E.V.                      Base for Cap                      C.P.I.  
 27,800                      27,800                      27,800                      16,658                      0.90

2017    New    Eq.    Adjustment    Loss    Additions    Tax    Adjustment    Losses  
 0                      -500                      0                      0                      149                      0

2017 Assessed                      MBOR                      S.E.V.                      Capped                      ->Taxable<-                      PRE/MBT  
 27,300                      27,300                      27,300                      16,807                      16,807                      0

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009-032-006-40	2017 Est. T.C.V.	WOLVERINE POWER SUPPLY COOPERATVIE
Property Class: 402		W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 125/FF	740.13	447.29	1.0000	0.0000	125	100*		0
AG SW 2014 18 - 29 Acres		7.60 Acres			3600	100		27,360
* denotes lines that do not contribute to the total acreage calculation.								
740 Actual Front Feet, 7.60 Total Acres Total Est. Land Value =								27,360

2017 Est. T.C.V. 009-032-006-40	=	27,360
Est. TCV/Total Floor Area =	0.00, Most recent sale 11/11/2015 for 55,000	
2016 Assessed	MBOR	S.E.V.
14,100	14,100	14,100
		Base for Cap
		14,100
		C.P.I.
		0.90
2017	New Eq. Adjustment	Loss
	0	-400
		0
		Additions
		0
		Tax Adjustment
		-400
		Losses
		0
2017 Assessed	MBOR	S.E.V.
13,700	13,700	13,700
		Capped
		14,226
		->Taxable<-
		13,700
		PRE/MBT
		0

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009-032-006-55	2017 Est. T.C.V.	WOLVERINE POWER SUPPLY COOPERATIVE
Property Class: 202		S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Ag 1 .A - Agriculture  
 \* Factors \* CORNER M55 & LA CHANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 75/FF	395.00	523.82	1.0000	1.0000	75	100		29,625
395 Actual Front Feet, 4.75 Total Acres Total Est. Land Value =								29,625

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2017 Est. T.C.V. 009-032-006-55	=	29,625				
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/26/2013 for 37,890						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,800	14,800	14,800	14,800	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,800	14,800	14,800	14,933	14,800	0	

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009-032-006-70                      2017 Est. T.C.V.                      HOEKWATER JOHN  
 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
2013 EQ APPRAISAL			3.920	Acres	2,698	100		10,576
		3.92	Total Acres		Total Est.		Land Value =	10,576

2017 Est. T.C.V. 009-032-006-70                      =                      10,576

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,300	5,300	5,300	2,358	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	21	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,300	5,300	5,300	2,379	2,379	0	

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009-032-006-75                      2017 Est. T.C.V.                      HOEKWATER JOHN  
 Property Class: 402                      S LA CHANCE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000			5.87 Acres		3000	100		17,610
			5.87 Total Acres				Total Est. Land Value =	17,610

2017 Est. T.C.V. 009-032-006-75                      =                      17,610

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
8,800	8,800	8,800	3,710	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	33	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,800	8,800	8,800	3,743	3,743	0

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009-032-006-80	2017 Est. T.C.V.	BIGGER DAVID & CARMEN
Property Class: 401		5270 S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	198.00	1320.00	1.0000	1.0000	100	100		19,800
198 Actual Front Feet, 6.00 Total Acres Total Est. Land Value =								19,800

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
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 1.75S Cls C+5 Blt 1994

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1172 SF Floor Area = 2361 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	99.56	0.00	0.00	1152	114,693
1	Story Siding	Overhang	37.93	0.00	0.00	20	759
1	Story Siding	Overhang	37.93	0.00	0.00	325	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: Wood Stove	1350.00	1	1,350

(16) Porches

WCP (1 Story), Standard	21.43	204	4,372
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(16) Deck/Balcony

Treated Wood,Standard	6.47	384	2,484
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(16) Breezeways

Frame Wall,Finished	27.75	144	3,996
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Finished )			
Base Cost	21.14	672	14,206
Automatic Doors	375.00	1	375
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 = 246,340

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 209,389  
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 198,920

2017 Est. T.C.V. 009-032-006-80 = 219,670  
Est. TCV/Total Floor Area = 93.04, Most recent sale 10/21/2016 for 229,000

Parcel Number: 009-032-006-80

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2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,100	98,100	98,100	86,243	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,700	0	0	23,557	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
109,800	109,800	109,800	87,019	109,800	0	

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009-032-006-90	2017 Est. T.C.V.	WOLVERINE POWER SUPPLY COOPERATIVE
Property Class: 202		10125 W WATERGATE RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

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			1.850 Acres		7,297	100		13,500
		1.85	Total Acres				Total Est. Land Value =	13,500

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
GARAGE	1.00	1.00	940.0	0	0
GARAGE	1.00	1.00	1000.0	50	500
Total Estimated Land Improvements True Cash Value =					500

2017 Est. T.C.V. 009-032-006-90	=	14,000			
Est. TCV/Total Floor Area =	5.93				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,000	7,000	7,000	3,356	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	30	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,000	7,000	7,000	3,386	3,386	0

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009-032-007-00                      2017 Est. T.C.V.                      HOEKWATER JOHN A ETAL  
 Property Class: 402                      X S LA CHANCE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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. 009-032-007-00                      =                      40,000

Est. TCV/Total Floor Area = 16.94

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	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	
20,000	20,000	20,000	8,735	8,735	0	

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009-032-008-00                      2017 Est. T.C.V.                      STATE OF MICHIGAN  
 Property Class: 700                      S BROWN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE 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. 009-032-008-00                      =                      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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009-032-009-00                      2017 Est. T.C.V.                      LAGALO JENNIE  
 Property Class: 402                      S BROWN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	660.00	1320.00	1.0000	0.0000	40	100*		0
Residentia PARTOF>80@\$2000	19.91	Acres	2000	100				39,820
* denotes lines that do not contribute to the total acreage calculation.								
660 Actual Front Feet, 19.91 Total Acres	Total Est. Land Value =							39,820

2017 Est. T.C.V. 009-032-009-00	=	39,820			
Est. TCV/Total Floor Area = 16.87, Most recent sale 01/21/2016 for 24,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
19,900	19,900	19,900	6,335	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	13,565	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
19,900	19,900	19,900	6,392	19,900	19,900

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009-032-009-50                      2017 Est. T.C.V.                      LAGALO JENNIE  
 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
40/FF	660.00	1320.00	1.0000	0.0000	40	100*		0
Residentia PARTOF>80@\$2000	19.91	Acres	2000	100				39,820
* denotes lines that do not contribute to the total acreage calculation.								
660 Actual Front Feet, 19.91 Total Acres	Total Est. Land Value =			39,820				

2017 Est. T.C.V. 009-032-009-50	=	39,820			
Est. TCV/Total Floor Area = 16.87, Most recent sale 01/21/2016 for 24,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
19,900	19,900	19,900	6,335	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	13,565	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
19,900	19,900	19,900	6,392	19,900	19,900

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009-032-010-00	2017 Est. T.C.V.	HOFFMAN KAROLYN KAY
Property Class: 201		10641 W WATERGATE 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			4.000	Acres	4,000	100		16,000
		4.00	Total Acres		Total Est.		Land Value =	16,000

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	25000	50	28,578

Commercial/Industrial Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
Outdoor Lighting	590.00	1.00	6.0	50	100	1,770
Total Estimated Land Improvements True Cash Value =						30,348

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1996  
Description of Occupancy: CAL 140

Costs are taken from the Office Building cost schedules.  
<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 76.50  
Basement Units Basement, Base Rate for Basement = 54.45

(10) Heating system: Package Heating & Cooling Cost/SqFt: 2.30 100%  
Bsmnt Heating system: Space Heaters, Gas with Fan Cost/SqFt: -4.05  
Elevator Adjustment (Applied to upper floors rate) Cost/Sq.Ft.: -1.50  
Adjusted Square Foot Cost for Upper Floors = 77.30  
Adjusted Square Foot Cost for Basement = 50.40

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1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 10 Height per Story Multiplier: 0.950  
Ave. Floor Area: 18,490 Perimeter: 658 Perim. Multiplier: 0.935  
Basement Area: 18,490 Perimeter: 658 Basement Perim. Multiplier: 0.935  
Basement Height: 10 Basement Height Multiplier: 0.950  
Refined Square Foot Cost for Upper Floors: 68.66  
Refined Square Foot Cost for Basement: 44.77

County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 97.500  
for Basement = 63.570

Total Floor Area: 18,490 Base Cost New of Upper Floors = 1,802,769  
Basement Area: 18,490 Base Cost New of Basement = 1,175,414

38,000 Sq.Ft. of Sprinklers @ 2.32, County Mult.:1.42 Cost New = 125,187  
Reproduction/Replacement Cost = 3,103,370  
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0  
Total Depreciated Cost = 2,296,494

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
13X19 GAZEBO	4.80	247	1.42 1.00	50	842

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 1 = 2,251,389  
Replacement Cost/Floor Area= 167.93 Est. TCV/Floor Area= 121.76

Total Estimated True Cash Value of Commercial/Industrial Buildings = 2,251,389

2017 Est. T.C.V. 009-032-010-00 = 2,297,737  
Est. TCV/Total Floor Area = 124.27, Most recent sale 01/01/1996 for 75,000  
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.



Parcel Number: 009-032-010-00

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996,900	996,900	996,900	790,092	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	152,000	0	0	7,110	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	1,148,900	1,148,900	1,148,900	797,202	797,202	0

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009-032-010-20                      2017 Est. T.C.V.                      SCHAUB KEITH & DARBY  
 Property Class: 202                                           W WATERGATE 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			7.320 Acres		2,956	100		21,640
		7.32	Total Acres				Total Est. Land Value =	21,640

2017 Est. T.C.V. 009-032-010-20                      =                      21,640

Est. TCV/Total Floor Area = 1.17, Most recent sale 01/25/2011 for 30,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
10,800	10,800	10,800	10,800	0.90

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

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,800	10,800	10,800	10,897	10,800	0

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009-032-010-90                      2017 Est. T.C.V.                      LAGALO JENNIE  
 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 8 - 17 @\$1900			7.36 Acres		1900	100		13,984
			7.36 Total Acres				Total Est. Land Value =	13,984

2017 Est. T.C.V. 009-032-010-90                      =                      13,984

Est. TCV/Total Floor Area = 0.76

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,700	7,700	7,700	7,700	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-700	0	-700	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,000	7,000	7,000	7,769	7,000	7,000	

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009-032-011-00                      2017 Est. T.C.V.                      FOUR D'S OF MISSAUKEE LLC  
 Property Class: 402                                           W WATERGATE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE 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	47.55	Acres	2200	100			104,610
47.55 Total Acres                      Total Est. Land Value =								104,610

2017 Est. T.C.V. 009-032-011-00                      =                      104,610

Est. TCV/Total Floor Area = 5.66, Most recent sale 11/10/2005 for 99

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,800	42,800	42,800	36,635	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,500	0	0	329	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,300	52,300	52,300	36,964	36,964	0	

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009-032-011-70	2017 Est. T.C.V.	CALLAHAN SUPPLY LLC
Property Class: 201		W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE 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		16.31 Acres	1900		100			30,983
Residentia ROW @ ZERO		1.36 Acres	0		100			0
		17.67 Total Acres					Total Est. Land Value =	30,983

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab/Conc.	11.03	1.36	60	95	855
	Total Estimated Land Improvements True Cash Value =				855

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2016

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

Base Rate for Upper Floors = 12.95  
 (10) Heating system: Space Heaters, Steam w/ Boiler Cost/SqFt: 1.60 100%  
 Adjusted Square Foot Cost for Upper Floors = 14.55

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 32 Height per Story Multiplier: 1.190  
 Ave. Floor Area: 10,000 Perimeter: 400 Perim. Multiplier: 0.883  
 Refined Square Foot Cost for Upper Floors: 15.29

County Multiplier: 1.36, Final Square Foot Cost for Upper Floors = 20.793

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Total Floor Area: 10,000 Base Cost New of Upper Floors = 207,926  
 Reproduction/Replacement Cost = 207,926  
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0  
 Total Depreciated Cost = 203,768

<<<<< 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
						Total Adjusted Base Cost New = 0
						County Multiplier: 1.36 Architectural Multiplier: 0.00 Combined: 0.000
						Reproduction/Replacement Cost = 0
						Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0
						Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
/CI1/FOUWC/REI/12	12.25	2120	1.36 1.00	100	35,319
/CI1/BLOFWC/REI/ABOG/12	12.15	1210	1.36 1.00	100	19,994
/CI11/ELEST/HIGA/100TH/25000	235000.00	2	1.36 1.00	100	639,200

ECF (201A GENERAL COMMERCIAL ) 1.070 => TCV of Bldg: 1 = 961,161  
 Replacement Cost/Floor Area= 90.24 Est. TCV/Floor Area= 96.12

Total Estimated True Cash Value of Commercial/Industrial Buildings = 961,161

2017 Est. T.C.V. 009-032-011-70 = 992,999  
 Est. TCV/Total Floor Area = 99.30, Most recent sale 12/15/2015 for 65,000  
 2016 Assessed MBOR S.E.V. Base for Cap C.P.I.

Parcel Number: 009-032-011-70

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	17,100	17,100	17,100	17,100	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	496,500	0	17,100	475,700	153	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	496,500	496,500	496,500	492,953	492,953	0

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009-032-011-90                      2017 Est. T.C.V.                      SCHEPERS MANAGEMENT LLC  
 Property Class: 401                      BROWN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE 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	2.04	Acres	5500	100		11,220
2.04 Total Acres                      Total Est. Land Value =								11,220

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls CD    Blt 2007

(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	13.28	624	8,287
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =    11,919

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,    Depr.Cost =    11,323  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =    10,757

2017 Est. T.C.V. 009-032-011-90                      =    21,977

Est. TCV/Total Floor Area = 0.00, Most recent sale 04/14/2016 for 25,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
10,500	10,500	10,500	9,731	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	500	0	0	1,269	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBI
11,000	11,000	11,000	9,818	11,000	0

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009-032-011-95	2017 Est. T.C.V.	ANDERSON DAN & MAE
Property Class: 202		W WATERGATE 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	800.00	388.77	1.0000	1.0000	40	100	32,000
800 Actual Front Feet, 7.14 Total Acres Total Est. Land Value =								32,000

2017 Est. T.C.V. 009-032-011-95 = 32,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 11/10/2005 for 99

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,000	16,000	16,000	15,896	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	104	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,000	16,000	16,000	16,039	16,000	0	

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009-032-012-00                      2017 Est. T.C.V.                      STILLWELL BOBBIE J & WONSEY STEFAN  
 Property Class: 401                      10766 W CADILLAC RD  
 Map #:                      LAKE TOWNSHIP                      CADILLAC, MI 49601

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$1900		10.00	Acres		1900	100		19,000
		10.00	Total Acres				Total Est. Land Value =	19,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	6.99	1.00	310	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1    Single Family    MANU-BOCA/STATE Cls    D    Blt 1987

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1234 SF    Floor Area = 1234 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	46.44	-11.54	0.66	868	30,866
1	Story Siding	Piers	46.44	-11.54	0.66	366	13,015

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

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(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Roof Cover Only,Standard	10.00	192	1,920
Treated Wood,Standard	10.11	45	455

(17) Garages

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

Base Cost	10.64	768	8,172
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =>                      Cost New =                      87,502

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =                      65,627  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.650 => TCV of Bldg: 1 =                      42,657

2017 Est. T.C.V. 009-032-012-00                      =                      62,132

Est. TCV/Total Floor Area = 50.35

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
28,700	28,700	28,700	19,316	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	0	173	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,100	31,100	31,100	19,489	19,489	19,489	

009-032-013-00                      2017 Est. T.C.V.                      FEISTER MATTHEW J  
 Property Class: 401                                           10656 W CADILLAC RD  
 Map #:                      LAKE TOWNSHIP                      CADILLAC, MI 49601

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$1900		10.00	Acres	1900	100			19,000
		10.00	Total Acres				Total Est. Land Value =	19,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.48	1.00	144	50	683
	Total Estimated Land Improvements True Cash Value =				683

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls CD                      Blt 1996

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1664 SF    Floor Area = 1664 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Basement	56.33	0.00	0.00	832	46,867
1	Story Siding	Crawl Space	54.35	-7.66	0.00	832	38,846

Other Additions/Adjustments	Rate	Size	Cost
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
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) Porches

WCP (1 Story), Standard	19.13	256	4,897
WPP, Standard	11.26	160	1,802

County Multiplier = 1.38    =>                      Cost New =                      142,039

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =                      120,733  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =                      114,696

2017 Est. T.C.V. 009-032-013-00                      =                      134,379

Est. TCV/Total Floor Area = 80.76, Most recent sale 09/10/2013 for 94,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
64,800	64,800	64,800	56,760	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	510	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
67,200	67,200	67,200	57,270	57,270	57,270

009-032-015-00	2017 Est. T.C.V.	STANHOPE ROBERT G & KRISTYL
Property Class: 301		10640 W CADILLAC RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES  
 \* Factors \* 330X1316

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 10A M/L	5400		9.97	Acres	5400	100		53,838
			9.97	Total Acres			Total Est. Land Value =	53,838

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	5.31	1.36	490	50	1,769
D/W/P: Asphalt Paving	1.86	1.36	7700	50	9,739
Total Estimated Land Improvements True Cash Value =					11,508

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1965  
 Description of Occupancy: CAL 94

Costs are taken from the Industrial, Light Manufacturing cost schedules.  
 <<<<< Calculator Cost Computations >>>>>  
 Class: S Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 30.90

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%  
 Adjusted Square Foot Cost for Upper Floors = 30.90

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 12 Height per Story Multiplier: 0.960  
 Ave. Floor Area: 15,750 Perimeter: 597 Perim. Multiplier: 0.981  
 Refined Square Foot Cost for Upper Floors: 29.10

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County Multiplier: 1.36, Final Square Foot Cost for Upper Floors = 39.577

Total Floor Area: 15,750	Base Cost New of Upper Floors =	623,330
	Reproduction/Replacement Cost =	623,330
Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0	Total Depreciated Cost =	305,432

ECF (301 - INDUSTRIAL)	0.448 => TCV of Bldg: 1 =	136,833
Replacement Cost/Floor Area= 39.58	Est. TCV/Floor Area= 8.69	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 136,833

2017 Est. T.C.V. 009-032-015-00	=	202,179
Est. TCV/Total Floor Area = 12.84		
2016 Assessed MBOR S.E.V.	Base for Cap C.P.I.	
89,100 89,100 89,100	74,440 0.90	
2017 New Eq. Adjustment Loss	Additions Tax Adjustment Losses	
0 12,000 0	0 669 0	
2017 Assessed MBOR S.E.V.	Capped ->Taxable<- PRE/MBT	
101,100 101,100 101,100	75,109 75,109 0	

009-032-016-00	2017 Est. T.C.V.	WOLVERINE POWER SUPPLY COOPERATIVE
Property Class: 201		10125 W WATERGATE 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			59.590	Acres	1,871	100		111,508
		59.59	Total Acres		Total Est.		Land Value =	111,508

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.42	1.42	112000	95	214,545
Total Estimated Land Improvements True Cash Value =					214,545

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2015

Costs are taken from the Office Building cost schedules.  
 <<<<< Calculator Cost Computations >>>>>

Class: C Quality: Excellent Percent Adj: +0

Base Rate for Upper Floors = 151.95

(10) Heating system: Forced Air Furnace Cost/SqFt: -7.90 100%  
 Elevator Adjustment (Applied to upper floors rate) Cost/Sq.Ft.: -4.10  
 Misc. Rate Adj.(for upper flrs): COST BASIS ADJUSTMENT Cost/Sq.Ft.: 28.59  
 Adjusted Square Foot Cost for Upper Floors = 168.54

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 10 Height per Story Multiplier: 0.950  
 Ave. Floor Area: 40,150 Perimeter: 1514 Perim. Multiplier: 0.941  
 Refined Square Foot Cost for Upper Floors: 150.67

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County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 213.946

Total Floor Area: 38,257 Base Cost New of Upper Floors = 8,184,940

40,150 Sq.Ft. of Sprinklers @ 3.25, County Mult.:1.42 Cost New = 185,292

Reproduction/Replacement Cost = 8,370,232

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0  
 Total Depreciated Cost = 8,202,827

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
/CI16/SUBDC/LIGAP/PUBU/STRLUWA	3025.00	4	1.42 1.00	100	17,182

ECF (201A GENERAL COMMERCIAL ) 1.070 => TCV of Bldg: 1 = 8,795,410  
 Replacement Cost/Floor Area= 219.24 Est. TCV/Floor Area= 229.90

Total Estimated True Cash Value of Commercial/Industrial Buildings = 8,795,410

2017 Est. T.C.V. 009-032-016-00 = 9,121,463  
 Est. TCV/Total Floor Area = 238.43

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
759,600	759,600	759,600	746,767	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
3,801,100	0	0	3,801,100	6,720	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,560,700	4,560,700	4,560,700	4,554,587	4,554,587	0

009-032-017-40	2017 Est. T.C.V.	WOLVERINE POWER SUPPLY COOPERATIVE
Property Class: 202		10125 W WATERGATE RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 10A M/L	5400		9.04 Acres		5400	100		48,816
			9.04 Total Acres				Total Est. Land Value =	48,816

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2017 Est. T.C.V. 009-032-017-40	=	48,816				
Est. TCV/Total Floor Area =		1.28				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,011,000	1,011,000	1,011,000	1,011,000	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	10,800	997,400	0	122	997,400
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,400	24,400	24,400	13,722	13,722	0	

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009-032-017-80	2017 Est. T.C.V.	WOLVERINE POWER SUPPLY COOPERATIVE
Property Class: 202		S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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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			4.383 Acres		3,650	100		16,000
		4.38	Total Acres				Total Est. Land Value =	16,000

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2017 Est. T.C.V. 009-032-017-80	=	16,000			
Est. TCV/Total Floor Area =	0.42				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
8,000	8,000	8,000	7,867	0.90	
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	70	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,000	8,000	8,000	7,937	7,937	0

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009-032-017-90                      2017 Est. T.C.V.                      VOORHEES JAMES F  
 Property Class: 401                                           10435 W WATERGATE  
 Map #:                      LAKE TOWNSHIP                      CADILLAC, MI 49601

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			5.537 Acres		3,132	100		17,343
		5.54 Total Acres					Total Est. Land Value =	17,343

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	480	0	0
D/W/P: Asphalt Paving	1.61	1.00	2000	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    1S                      Cls C    Blt 1986

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 1374 SF    Floor Area = 1374 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Basement    63.63    0.00    0.00    1374    87,428

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(16) Porches  
 CCP (1 Story), Standard                      28.78                      108                      3,108

(16) Deck/Balcony  
 Treated Wood, Standard                      6.85                      240                      1,644

(16) Breezeways  
 Frame Wall, Finished                      27.75                      60                      1,665

(17) Garages  
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      20.60                      400                      8,240  
 Automatic Doors                      375.00                      1                      375  
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      13.50                      1248                      16,848  
 Mechanical Doors                      350.00                      2                      700  
 Storage area over garage                      3.95                      600                      2,370

County Multiplier = 1.38 =>                      Cost New =    182,316

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =    136,737

Separately Depreciated Items:

(16) Porches  
 WGEP (1 Story), Standard                      40.12                      120                      4,814  
 County Multiplier = 1.38 =>                      Cost New =    6,644



Parcel Number: 009-032-017-90 Page: 2

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 6,112

Total Depreciated Cost = 142,849

ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 135,707

2017 Est. T.C.V. 009-032-017-90 = 157,900

Est. TCV/Total Floor Area = 114.92

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
74,900	74,900	74,900	64,605	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,100	0	0	581	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
79,000	79,000	79,000	65,186	65,186	65,186	

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009-032-018-00	2017 Est. T.C.V.	MICH STATE HWY COMM
Property Class: 700		M 55
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
2011 CNTY &2012SALES			19.440	Acres	2,991	100		58,152
		19.44	Total Acres		Total Est.		Land Value =	58,152

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2017 Est. T.C.V. 009-032-018-00	=	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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009-032-019-00	2017 Est. T.C.V.	MOOMEY JOSEPH A
Property Class: 401		10432 W CADILLAC RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	25.99	Acres	2000	100		51,980
25.99 Total Acres								Total Est. Land Value = 51,980

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
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	94	940
Total Estimated Land Improvements True Cash Value =					940

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Comp.Shingle	27.78	0.41	0	980	27,626
Other Additions/Adjustments							
			Rate			Size	Cost
Addition/Crawl			30.25			84	2,541
Free Standing Roof			4.15			1152	4,781

(2) Skirting  
Metal Enamel

		5.43		168	912
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(9) Foundation  
Foundation Wall: Concrete

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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

		1235.00		1	1,235
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County Multiplier = 1.38 => Cost New = 57,677  
Notes: 1973 RICHARDSON MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 20,187

Separately Depreciated Items:

Unit-in-Place Cost Items:

OUT BLDG	1.00	1000	1,000
County Multiplier = 1.38 =>		Cost New =	1,380
Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/100/100/100/72.0,		Depr.Cost =	994
Total Depreciated Cost =			21,181
ECF (RESIDENTIAL RURAL/ NON SUB)	0.500 =>	TCV of Bldg: 1 =	10,590

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

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

Base Rate for Upper Floors = 12.95



009-032-020-00	2017 Est. T.C.V.	HITE JACK T & MARIE E
Property Class: 401		10360 W CADILLAC RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	209.00	418.00	1.0000	1.0000	40	100		8,360
209 Actual Front Feet, 2.01 Total Acres Total Est. Land Value =								8,360

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	690	0	0
D/W/P: Crushed Rock	1.22	1.00	690	0	0
Fencing: Wd, Split, 6 ft.	15.06	1.00	90	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	94	2,350
Total Estimated Land Improvements True Cash Value =					2,350

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 3121 SF Floor Area = 3193 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	50.29	0.00	0.00	2832	142,421
1.25	Story Siding	Crawl Space	58.32	-6.55	0.00	289	14,962

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

Basement Recreation Finish	11.25	960	10,800
Walk out Basement Door(s)	700.00	2	1,400

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(13) Plumbing

Average Fixture(s)	630.00	2	1,260
3 Fixture Bath	1975.00	4	7,900

(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	5	7,075
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(16) Porches

WGEP (1 Story), Standard	36.90	130	4,797
WPP, Standard	17.04	60	1,022
WPP, Standard	10.20	200	2,040
WPP, Standard	18.72	48	899

(17) Garages

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

Base Cost	18.10	600	10,860
Mechanical Doors	350.00	3	1,050

(17) Basement Garages

Basement Garage: 1 Car	1525.00	1	1,525
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 295,052

Notes: MULTI FAMILY DWELLING - 5 APARTMENTS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 221,289  
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 210,225

Parcel Number: 009-032-020-00

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2017 Est. T.C.V. 009-032-020-00	=	220,935				
Est. TCV/Total Floor Area = 69.19, Most recent sale 11/05/2012 for 80,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
101,300	101,300	101,300	56,251	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
18,400	-9,200		0	18,400	506	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
110,500	110,500	110,500	75,157	75,157	15,031	

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009-032-020-50	2017 Est. T.C.V.	KIRT JOSEPH R
Property Class: 401		10360 W CADILLAC RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
209 Actual Front Feet, 2.01 Total Acres Total Est. Land Value =								5,000

< 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	Ribbed	Comp.Shingle	35.26	0.41	0	500	17,835
Other Additions/Adjustments				Rate		Size	Cost
Addition/Crawl				30.25		392	11,858
(2) Skirting							
Metal Enamel				5.43		120	652
(9) Foundation							
Foundation Wall: Concrete				7.13		0	0
(14) Water/Sewer							
Well, 50 Feet				1575.00		1	1,575
1000 Gal Septic				2720.00		1	2,720
County Multiplier = 1.38 =>						Cost New =	47,803
Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,						Depr.Cost =	16,731
ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 =							8,365

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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	35.26	-0.80	0	500	17,230
Other Additions/Adjustments				Rate		Size	Cost
(9) Foundation							
Foundation Wall: Concrete				7.13		0	0
(16) Deck/Balcony							
Treated Wood,Standard				11.53		35	404
County Multiplier = 1.38 =>						Cost New =	24,334
Notes: EAST UNIT							
Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,						Depr.Cost =	8,517
ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 2 =							4,259

2017 Est. T.C.V. 009-032-020-50	=	17,624			
Est. TCV/Total Floor Area = 12.66, Most recent sale 12/09/2011 for 12,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
9,400	9,400	9,400	6,465	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-600	0	0	58	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,800	8,800	8,800	6,523	6,523	6,523

009-032-021-00                      2017 Est. T.C.V.                      LUTKE ROBERT J & PAMELA  
 Property Class: 401                                           10500 W CADILLAC RD  
 Map #:                      LAKE TOWNSHIP                      CADILLAC, MI 49601

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & 2013 EQ RATE			10.000	Acres	2,100	100		21,000
		10.00	Total	Acres	Total	Est.	Land Value =	21,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	256	50	410
Shed: Wood Frame	8.16	1.00	264	50	1,077
Total Estimated Land Improvements True Cash Value =					1,487

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 728 SF    Floor Area = 728 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.73	0.00	0.00	728	46,395

Other Additions/Adjustments                      Rate                      Size                      Cost

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

(14) Water/Sewer  
 Well, 50 Feet                      1575.00                      1                      1,575  
 1000 Gal Septic                      2895.00                      1                      2,895

(15) Built-Ins & Fireplaces                      **Draft Record Card - Printed before March Board of Review**  
 Appliance Allowance                      1415.00                      1                      1,415  
 Fireplace: Exterior 1 Story                      3450.00                      1                      3,450

(16) Porches  
 CCP (1 Story), Standard                      31.75                      72                      2,286

(16) Breezeways  
 Frame Wall,Finished                      27.25                      168                      4,578

(17) Garages  
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      18.90                      440                      8,316  
 Mechanical Doors                      350.00                      1                      350

County Multiplier = 1.38 =>                      Cost New =                      99,209  
 Notes: 10500

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      59,525  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.900 => TCV of Bldg: 1 =                      53,573

Cost Est. for Res. Bldg: 2    Single Family    1S                      Cls D    Blt 1955

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 352 SF    Floor Area = 352 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	63.46	-11.86	-0.78	352	17,889

Other Additions/Adjustments                      Rate                      Size                      Cost

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

(15) Built-Ins & Fireplaces



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Parcel Number: 009-032-021-00 Page: 2

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Appliance Allowance	1235.00	1	1,235
(16) Porches			
WPP, Standard	16.28	60	977
County Multiplier = 1.38 =>		Cost New =	28,463
Notes: 10470			
Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,		Depr.Cost =	17,078
ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 =>	TCV of Bldg: 2 =		15,370

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2017 Est. T.C.V. 009-032-021-00	=	91,430			
Est. TCV/Total Floor Area = 84.66					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
45,500	45,500	45,500	36,857	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	331	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,700	45,700	45,700	37,188	37,188	37,188

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009-032-022-00                      2017 Est. T.C.V.                      DTE GAS COMPANY  
 Property Class: 302                      W CADILLAC RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors *                      660*660								
Residentia 8 - 17 @\$1900		9.75 Acres	1900		100	100		18,525
Residentia ROW @ ZERO		0.25 Acres	0		100		RIGHT OF WAY	0
		10.00 Total Acres					Total Est. Land Value =	18,525

2017 Est. T.C.V. 009-032-022-00	=	18,525			
Est. TCV/Total Floor Area = 17.15					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
10,200	10,200	10,200	6,548	0.90	
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	58	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,300	9,300	9,300	6,606	6,606	0

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009-032-023-00                      2017 Est. T.C.V.                      CARLSON CHARLES E REVOCABLE  
 Property Class: 401                      5960 S LA CHANCE RD  
 Map #:                      LAKE TOWNSHIP                      CADILLAC, MI 49601

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	407.00	498.65	1.0000	1.0000	40	100		16,280
407 Actual Front Feet, 4.66 Total Acres                      Total Est. Land Value =								16,280

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	32	71	78
Total Estimated Land Improvements True Cash Value =					78

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 = 1200 SF    Floor Area = 1200 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	65.02	0.00	0.00	1200	78,024

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
Fireplace: Interior 1 Story	3,250.00	1	3,250

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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	23.28	384	8,940
Common Wall: 1 Wall	-1300.00	1	-1,300
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	13.16	576	7,580

County Multiplier = 1.38 =>                      Cost New =                      143,284

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      85,970  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.900 => TCV of Bldg: 1 =                      77,373

2017 Est. T.C.V. 009-032-023-00		=	93,731
Est. TCV/Total Floor Area = 78.11, Most recent sale 11/12/2013 for 1,000			
2016 Assessed	MBOR	S.E.V.	Base for Cap    C.P.I.
46,600	46,600	46,600	37,296    0.90
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment    Losses
0	300	0	335    0
2017 Assessed	MBOR	S.E.V.	Capped    ->Taxable<-    PRE/MBT
46,900	46,900	46,900	37,631    37,631    37,631

009-032-023-25                      2017 Est. T.C.V.                      VAN HOUTEN JAMES A  
 Property Class: 401                      5800 S LA CHANCE RD  
 Map #:                      LAKE TOWNSHIP                      CADILLAC, MI 49601

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$1900		13.99	Acres	1900	100			26,581
		13.99	Total Acres				Total Est. Land Value =	26,581

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls C    Blt 1984

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1492 SF    Floor Area = 1492 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	62.83	0.00	0.00	1492	93,742

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

CCP (1 Story), Standard	19.75	306	6,044
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**Draft Record Card - Printed before March Board of Review**

(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

County Multiplier = 1.38 =>                      Cost New =    166,259

Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0,    Depr.Cost =    123,032  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.950 => TCV of Bldg: 1 =    116,880

2017 Est. T.C.V. 009-032-023-25                      =    143,461

Est. TCV/Total Floor Area = 96.15

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
69,700	69,700	69,700	61,292	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,000	0	551	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
71,700	71,700	71,700	61,843	61,843	61,843	

009-032-023-50	2017 Est. T.C.V.	VERMILYEA WILLIAM V & BEVERLY
Property Class: 401		5900 S LA CHANCE RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	250.00	495.00	1.0000	1.0000	40	100		10,000
250 Actual Front Feet, 2.84 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	80	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

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

Ground Area = Size for Rates = 1352 SF Floor Area = 1352 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	56.18	-11.73	-0.71	1352	59,136

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	8.05	96	773
Treated Wood,Standard	16.26	20	325
Roof Cover Only,Standard	9.85	240	2,364

(17) Garages

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

Base Cost	14.60	936	13,666
Mechanical Doors	350.00	1	350

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

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = 101,002  
ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 65,651

2017 Est. T.C.V. 009-032-023-50 = 76,126

Est. TCV/Total Floor Area = 56.31, Most recent sale 11/12/2013 for 1,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,800	32,800	32,800	32,800	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,300	0	295	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,100	38,100	38,100	33,095	33,095	33,095	

12:10 PM

009-032-023-65                      2017 Est. T.C.V.                      CROSS BECKA  
 Property Class: 401                      5726 S LA CHANCE RD  
 Map #:                      LAKE TOWNSHIP                      CADILLAC, MI 49601

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	220.00	200.00	1.0000	1.0000	40	100		8,800
220 Actual Front Feet, 1.01 Total Acres                      Total Est. Land Value =								8,800

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.07	1.00	80	94	908
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					3,283

Cost Est. for Res. Bldg: 1    Single Family    MANU-BOCA/STATE Cls    C    Blt 1993

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1256 SF    Floor Area = 1256 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	64.56	0.00	0.00	1176	75,923
1	Story Siding	Slab	64.56	-11.23	0.00	80	4,266

Other Additions/Adjustments                      Rate                      Size                      Cost

(9) Basement Finish

Basement Recreation Finish	11.45	1200	13,740
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

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(14) Water/Sewer

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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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	17.28	720	12,442
Common Wall: 1/2 Wall	-650.00	1	-650
Automatic Doors	375.00	1	375
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	22.80	400	9,120
Mechanical Doors	350.00	1	350

County Multiplier = 1.38    =>                      Cost New =                      175,537

Notes: MODULAR (MRBC)

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =                      140,429  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.650 => TCV of Bldg: 1 =                      91,279

2017 Est. T.C.V. 009-032-023-65                      =                      103,362

Est. TCV/Total Floor Area = 82.29, Most recent sale 12/11/2013 for 106,200

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
44,400	44,400	44,400	44,400	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,300	0	399	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
51,700	51,700	51,700	44,799	44,799	44,799

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009-032-023-75                      2017 Est. T.C.V.                      PATTI JOHN P & PATRICIA A  
 Property Class: 401                                                                10170 W CADILLAC RD  
 Map #:                      LAKE TOWNSHIP                      CADILLAC, MI 49601

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	253.25	396.00	1.0000	1.0000	50	100		12,663
253 Actual Front Feet, 2.30 Total Acres                      Total Est. Land Value =								12,663

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	3500	71	4,001
Total Estimated Land Improvements True Cash Value =					4,001

Cost Est. for Res. Bldg: 1    Single Family    1S                      C1s    C+10    Blt 1982

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	68.49	0.00	0.00	1584	108,488

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

(13) Plumbing

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

(14) Water/Sewer

Well, 100 Feet	Rate	Size	Cost
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	Rate	Size	Cost
Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Deck/Balcony

Treated Wood,Standard	Rate	Size	Cost
Treated Wood,Standard	6.41	440	2,820

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Finished )	Base Cost	Size	Cost
Class:C Exterior: Siding Foundation: 42 Inch (Finished )	20.14	728	14,662
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)	14.55	2000	29,100
Automatic Doors	375.00	2	750
Storage area over garage	3.95	800	3,160

County Multiplier = 1.38 =>                      Cost New =                      241,383

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,    Depr.Cost =                      171,382  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =                      162,813

2017 Est. T.C.V. 009-032-023-75                      =                      179,477

Est. TCV/Total Floor Area = 113.31

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
84,900	0	0	0	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
89,700	0	72,888	0	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
89,700	89,700	89,700	72,888	72,888	72,888



009-032-023-85	2017 Est. T.C.V.	HOLDSHIP MARK R & PATTI K
Property Class: 401		10122 W CADILLAC RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & 2013 EQ RATE			5.140	Acres	2,700	100		13,878
		5.14	Total Acres		Total Est.		Land Value =	13,878

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	94	2,350
Total Estimated Land Improvements True Cash Value =					2,350

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+10 Blt 1999

(11) Heating System: Forced Heat & Cool  
Ground Area = Size for Rates = 2512 SF Floor Area = 2512 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	65.54	0.00	2.11	2512	169,937

  

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
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	2	3,830
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Porches

CCP (1 Story), Standard	31.51	84	2,647
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(16) Deck/Balcony

Treated Wood,Standard	6.10	763	4,654
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Finished )			
Base Cost	19.65	770	15,131
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750
Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)			
Base Cost	10.91	3200	34,912
Automatic Doors	375.00	3	1,125

County Multiplier = 1.38 => Cost New = 343,145  
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 291,673

Separately Depreciated Items:

(9) Basement Finish

Basement Living Finish	17.25	2512	43,332
County Multiplier = 1.38 =>		Cost New =	59,798
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	29,899

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	Total Depreciated Cost =	321,572
ECF (RESIDENTIAL RURAL/ NON SUB)	0.950 => TCV of Bldg: 1 =	305,493

2017 Est. T.C.V. 009-032-023-85	=	321,721
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Est. TCV/Total Floor Area = 128.07, Most recent sale 06/27/2007 for 350,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
151,800	151,800	151,800	130,132	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,100	0	0	1,171	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
160,900	160,900	160,900	131,303	131,303	131,303

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009-033-001-00                      2017 Est. T.C.V.                      LUCAS DAVID R & DONNA M TRUSTEES OF  
 Property Class: 401                      W WATERGATE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE 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

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

(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments	Rate	Size	Cost

County Multiplier = 1.38 =>                      Cost New =                      0

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =                      0

Separately Depreciated Items:

(17) Garages

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

Base Cost                      9.71                      1800                      17,478

County Multiplier = 1.38 =>                      Cost New =                      24,120

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,    Depr.Cost =                      8,442

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)                      3.97                      960                      3,811

County Multiplier = 1.38 =>                      Cost New =                      5,259

Phy/Ab.Phy/Func/Econ/Comb.%Good= 25/100/100/100/35.0,    Depr.Cost =                      1,841

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Total Depreciated Cost =                      10,283

ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =                      9,769

2017 Est. T.C.V. 009-033-001-00                      =                      89,769

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/06/2004 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
40,600	40,600	40,600	36,108	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,300	0	0	324	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
44,900	44,900	44,900	36,432	36,432	36,432

009-033-001-50                      2017 Est. T.C.V.                      OUWINGA ROGER & KAY TRUSTEES  
 Property Class: 401                      S BLODGETT RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$1900		16.50	Acres	1900	100			31,350
		16.50	Total Acres				Total Est. Land Value =	31,350

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	6.45	1.00	480	95	2,941
			Total Estimated Land Improvements True Cash Value =		2,941

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

(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

County Multiplier = 1.38    =>                      Cost New =                      0

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =                      0  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.900 => TCV of Bldg: 1 =                      0

2017 Est. T.C.V. 009-033-001-50                      =                      34,291

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/06/2004 for 50,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
18,800	18,800	18,800	18,118	0.90	
2017 New Eq. Adjustment		Less	Additions	Tax Adjustment	Losses
0	-1,700	0	0	-1,018	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,100	17,100	17,100	18,281	17,100	0

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009-033-001-70                      2017 Est. T.C.V.                      RICHARDSON CHRISTOPHER & LISA  
 Property Class: 401                      5228 S BLODGETT RD  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$1900		9.91 Acres	1900	100				18,829
		9.91 Total Acres					Total Est. Land Value =	18,829

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    1.25S                      Cls BC                      Blt 2007

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1176 SF    Floor Area = 1470 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Basement	90.96	0.00	2.34	1176	109,721

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
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(14) Water/Sewer

Well, 200 Feet	5700.00	1	5,700
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

WCP (1 Story), Standard	21.34	336	7,170
WPP, Standard	10.97	280	3,072

(17) Garages

Class:BC Exterior: Siding Foundation: 42 Inch (Finished )			
Base Cost	25.59	672	17,196
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	2	850
Class:BC Exterior: Siding Foundation: 42 Inch (Finished )			
Base Cost	25.59	672	17,196
Automatic Doors	425.00	1	425

County Multiplier = 1.38 =>                      Cost New =                      230,716

Notes: LOG SIDING

Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0,	Depr.Cost =	214,566
ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =		203,838

2017 Est. T.C.V. 009-033-001-70                      =                      223,142

Est. TCV/Total Floor Area = 151.80, Most recent sale 06/22/2007 for 29,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
106,500	106,500	106,500	81,677	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,100	0	0	735	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
111,600	111,600	111,600	82,412	82,412	82,412

009-033-001-80	2017 Est. T.C.V.	DETTLOFF THOMAS E
Property Class: 401		5154 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
SALES & 2013 EQ RATE			9.910	Acres	2,113	100		20,937
		9.91	Total Acres		Total Est.		Land Value =	20,937

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.22	1.00	960	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	94	940
Total Estimated Land Improvements True Cash Value =					940

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2006

(11) Heating System: Forced Air w/ Ducts  
Ground Area = Size for Rates = 1512 SF Floor Area = 1512 SF.  
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost  
1 Story Siding Basement 55.16 0.00 0.00 1512 83,402

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Deck/Balcony  
Treated Wood w/Roof,Standard 17.95 180 3,231

(17) Garages  
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)  
Base Cost 18.45 576 10,627  
Common Wall: 1 Wall -1225.00 1 -1,225  
Automatic Doors 375.00 1 375  
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)  
Base Cost 17.14 672 11,518  
Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 162,520

Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0, Depr.Cost = 147,893  
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 140,499

2017 Est. T.C.V. 009-033-001-80 = 162,376  
Est. TCV/Total Floor Area = 107.39, Most recent sale 07/24/2006 for 32,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
77,000	77,000	77,000	66,883	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,200	0	0	601	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
81,200	81,200	81,200	67,484	67,484	67,484

009-033-001-90	2017 Est. T.C.V.	KLINE ELLEN E HAMILTON
Property Class: 102		S BLODGETT RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 75/FF	430.55	250.00	1.0000	0.0000	75	100*		0
AG SW 2014 1 - 2 ACRES		2.47 Acres	10000	100				24,710
* denotes lines that do not contribute to the total acreage calculation.								
431 Actual Front Feet, 2.47 Total Acres Total Est. Land Value =								24,710

2017 Est. T.C.V. 009-033-001-90 = 24,710

Est. TCV/Total Floor Area = 16.34, Most recent sale 08/20/2010 for 19,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,400	12,400	12,400	783	0.90		
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	7	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,400	12,400	12,400	790	790	790	

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009-033-001-95                      2017 Est. T.C.V.                      ANTCLIFF JOHN & MARY  
 Property Class: 401                      5020 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	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

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 CD                      Blt 2005

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 1040 SF    Floor Area = 1040 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.89	0.00	0.00	1040	61,246

  

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

(13) Plumbing

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

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    w/Roof,Standard	23.55	80	1,884
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(17) Garages

Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	18.51	572	10,588
Automatic Doors	375.00	1	375
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	24.38	320	7,802
Automatic Doors	375.00	1	375

County Multiplier = 1.38    =>                      Cost New =    124,833

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,    Depr.Cost =    118,592

Separately Depreciated Items:

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)	3.97	192	762
County Multiplier = 1.38    =>		Cost New =	1,052
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,		Depr.Cost =	894

Total Depreciated Cost =    119,486  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.950 =>    TCV of Bldg: 1 =    113,511

2017 Est. T.C.V. 009-033-001-95                      =    121,461  
 Est. TCV/Total Floor Area = 116.79, Most recent sale 06/17/2005 for 13,000  
 2016 Assessed                      MBOR                      S.E.V.                      Base for Cap                      C.P.I.  
                     57,400                      57,400                      57,400                      46,382                      0.90



Parcel Number: 009-033-001-95

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2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,300	0	0	417	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	60,700	60,700	60,700	46,799	46,799	46,799

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009-033-002-00	2017 Est. T.C.V.	LUCAS DAVID R & DONNA M TRUSTEES
Property Class: 401		9350 W WATERGATE RD
Map #:	LAKE TOWNSHIP	MC BAIN, MI 49657

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	27.30	Acres	2000	100		54,600
27.30 Total Acres								Total Est. Land Value = 54,600

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	850	0	0
Shed: Wood Frame	11.40	1.00	100	50	570

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					1,520

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1308 SF Floor Area = 1308 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	64.12	0.00	-0.27	1308	83,516

Other Additions/Adjustments	Rate	Size	Cost
(9) Basement Finish			
Basement Recreation Finish	11.45	450	5,153

(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Porches

CCP (1 Story), Standard	38.96	48	1,870
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(16) Deck/Balcony

Treated Wood, Standard	6.47	380	2,459
Roof Cover Only, Standard	8.60	488	4,197

(17) Garages

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

Base Cost	20.83	484	10,082
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	10.13	1568	15,884
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 187,500

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 121,875

ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 115,781

2017 Est. T.C.V. 009-033-002-00 = 171,901

Est. TCV/Total Floor Area = 131.42

Parcel Number: 009-033-002-00

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2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
85,200	85,200	85,200	69,448	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	800	0	0	625	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,000	86,000	86,000	70,073	70,073	70,073	

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009-033-003-00                      2017 Est. T.C.V.                      LUCAS DAVID R & DONNA M TRUSTEES OF  
 Property Class: 402                      W WATERGATE 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			6.160 Acres		3,068	100		18,900
		6.16	Total Acres				Total Est. Land Value =	18,900

2017 Est. T.C.V. 009-033-003-00	=	18,900			
Est. TCV/Total Floor Area = 14.45					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
9,500	9,500	9,500	4,195	0.90	
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	37	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,500	9,500	9,500	4,232	4,232	4,232

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009-033-003-90	2017 Est. T.C.V.	LUCAS DAVID R & DONNA M TRUSTEES
Property Class: 402		W WATERGATE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99	@\$5500	1.14	Acres	5500	100		6,270
			1.14	Total Acres			Total Est. Land Value =	6,270

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2017 Est. T.C.V. 009-033-003-90	=	6,270				
Est. TCV/Total Floor Area =		4.79				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,100	3,100	3,100	761	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	
3,100	3,100	3,100	767	767	767	

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009-033-004-00                      2017 Est. T.C.V.                      OUWINGA ROGER & KAY TRUSTEES  
 Property Class: 402                                           W WATERGATE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE 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	237.50	275.00	1.0000	1.0000	40	100		9,500
238 Actual Front Feet, 1.50 Total Acres                      Total Est. Land Value =								9,500

2017 Est. T.C.V. 009-033-004-00                      =                      9,500

Est. TCV/Total Floor Area = 7.26

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
4,800	4,800	4,800	2,114	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
4,800	4,800	4,800	2,133	2,133	2,133

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009-033-004-50	2017 Est. T.C.V.	OUWINGA ROGER & KAY TRUSTEES
Property Class: 401		9150 W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	235.70	275.00	1.0000	1.0000	40	100		9,428
236 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =								9,428

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 = 1916 SF Floor Area = 1916 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Brick	Basement	49.24	0.00	0.66	1596	79,640
1	Story Brick	Crawl Space	49.24	-7.05	0.66	320	13,712

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish  
 Basement Recreation Finish 9.65 1200 11,580

(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  
 Fireplace: Interior 1 Story 2600.00 1 2,600

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(16) Porches  
 CCP (1 Story), Standard 24.99 120 2,999

(16) Deck/Balcony  
 Treated Wood, Standard 5.65 646 3,650

(17) Garages  
 Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost 18.35 528 9,689  
 Common Wall: 1 Wall -1175.00 1 -1,175

County Multiplier = 1.38 => Cost New = 179,193

Phy/Ab.Phy/Func/Econ/Comb.%Good= 68/100/100/100/68.0, Depr.Cost = 121,851  
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 115,759

2017 Est. T.C.V. 009-033-004-50 = 125,187  
 Est. TCV/Total Floor Area = 65.34

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
59,100	59,100	59,100	49,903	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,500	0	0	449	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,600	62,600	62,600	50,352	50,352	50,352	

009-033-005-00                      2017 Est. T.C.V.                      MICH STATE HWY COMM  
 Property Class: 700                                           W WATERGATE 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			20.470	Acres	2,400	100		49,128
		20.47	Total Acres		Total Est.		Land Value =	49,128

2017 Est. T.C.V. 009-033-005-00                      =                      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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009-033-006-00	2017 Est. T.C.V.	KANIPE TERRY R
Property Class: 101		5460 BLODGETT RD
Map #:	LAKE TOWNSHIP	MC BAIN, MI 49657

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

Description	Frontage	Depth	Front Acres	Depth Acres	Rate	%Adj.	Reason	Value
AG SW 2014 IRRIGATED	3800/	24.40	3800	100				92,720
	24.40	Total Acres	Total Est. Land Value =					92,720

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	1940	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 MANU-BOCA/STATE Cls CD 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	Crawl Space	55.88	-8.03	0.00	1008	48,233
1	Story Siding	Crawl Space	55.88	-8.03	0.00	384	18,374
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

CCP (1 Story), Standard	33.35	64	2,134
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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	16.58	720	11,938
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 121,048

Notes: MODULAR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 84,734

Separately Depreciated Items:

Square footage # 2 is depreciated at 93 %Good...	Base Cost Was =	18,374
County Multiplier = 1.38 =>	Cost New =	25,357
Phy/Ab.+hy/Func/Econ/Comb.%Good= 23/100/100/100/23.0,	Depr.Cost =	5,832
ECF (101 AGRICULTURE) 0.800 => TCV of Bldg: 1 =		72,453

Ag. Bld 1 0, 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	0.969	0.00	3072	1.38	16,021

Parcel Number: 009-033-006-00 Page: 2

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 8,812  
ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 1 = 10,133

Total Estimated True Cash Value of Agricultural Buildings = 10,133

2017 Est. T.C.V. 009-033-006-00 = 177,731

Est. TCV/Total Floor Area = 127.68

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
85,200	85,200	85,200	60,633	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,700	0	0	545	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
88,900	88,900	88,900	61,178	61,178	61,178	

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009-033-006-60	2017 Est. T.C.V.	ROLAND STREET DEVELOPMENT LLC
Property Class: 201		9343 W WATERGATE RD
Map #:	LAKE TOWNSHIP	MC BAIN, MI 49657

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			2.500	Acres	5,400	100		13,500
		2.50	Total Acres				Total Est. Land Value =	13,500

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	33000	50	32,333
	Total Estimated Land Improvements True Cash Value =				32,333

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2002  
Description of Occupancy: CAL 148 - 10 UNITS

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

Base Rate for Upper Floors = 36.90  
  
(10) Heating system: Complete H.V.A.C. Cost/SqFt: -1.45 100%  
Adjusted Square Foot Cost for Upper Floors = 35.45

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 10 Height per Story Multiplier: 1.030  
Total Floor Area: 6,450 # of Units: 10 Perim. Multiplier: 1.047  
Refined Square Foot Cost for Upper Floors: 38.24

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 52.778  
Total Floor Area: 6,450 Base Cost New of Upper Floors = 340,418  
Reproduction/Replacement Cost = 340,418  
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 80 /100/100/100/80.0  
Total Depreciated Cost = 272,335

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<<<<< Segregated Cost Computations >>>>>  
Costs taken from Segregated Cost Section 2: Multiples & Motels

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost
(39) Miscellaneous Miscellaneous Built-in Construction: Appliance Allowance, Multiple Residences	1	Up 825.00	10	1.000	1.000	8250
(40) Exterior Wall: Balcony: Wood	1	Up 12.50	800	1.000	1.000	10000
	Total Base Cost of Lump-Sum Items =					18250
	Total Base Cost New =					18250

County Multiplier: 1.38 Architectural Multiplier: 1.00 Combined: 1.380  
Reproduction/Replacement Cost = 25,185  
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 80 /100/100/100/80.0  
Total Depreciated Cost = 20,148

ECF (201C COMMERCIAL GROUP C) 0.800 => TCV of Bldg: 1 = 233,986  
Replacement Cost/Floor Area= 56.68 Est. TCV/Floor Area= 36.28

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2002

Parcel Number: 009-033-006-60

Page: 2

Description of Occupancy: 2011 CONVERSION TO 4 UNITS

Costs are taken from the Multiple Residence cost schedules.

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

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

Base Rate for Upper Floors = 36.90

(10) Heating system: Complete H.V.A.C. Cost/SqFt: -1.45 100%

Adjusted Square Foot Cost for Upper Floors = 35.45

1 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 12 Height per Story Multiplier: 1.090

Total Floor Area: 2,908 # of Units: 4 Perim. Multiplier: 1.024

Refined Square Foot Cost for Upper Floors: 39.56

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 54.595

Total Floor Area: 2,908 Base Cost New of Upper Floors = 158,762

Reproduction/Replacement Cost = 158,762

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0

Total Depreciated Cost = 141,298

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

Costs taken from Segregated Cost Section 2: Multiples & Motels

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost
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(39) Miscellaneous

Miscellaneous Built-in Construction:

Appliance Allowance, Multiple

Residences 1 Up 825.00 4 1.000 1.000 3300

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Total Base Cost of Lump-Sum Items = 3300

Total Base Cost New = 3300

County Multiplier: 1.38 Architectural Multiplier: 1.00 Combined: 1.380

Reproduction/Replacement Cost = 4,554

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0

Total Depreciated Cost = 4,053

ECF (201C COMMERCIAL GROUP C) 0.800 => TCV of Bldg: 2 = 116,281

Replacement Cost/Floor Area= 56.16 Est. TCV/Floor Area= 39.99

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2005

Description of Occupancy: CARPORT

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

(10) Heating system: No Heating or Cooling Cost/SqFt: -1.60 100%

Adjusted Square Foot Cost for Upper Floors = 12.20

1 Stories Number of Stories Multiplier: 1.000

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

Ave. Floor Area: 1,140 Perimeter: 0 Perim. Multiplier: 1.000

Refined Square Foot Cost for Upper Floors: 11.71

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 16.163

Total Floor Area: 1,140 Base Cost New of Upper Floors = 18,425

Parcel Number: 009-033-006-60

Page: 3

Reproduction/Replacement Cost = 18,425  
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0  
 Total Depreciated Cost = 14,372

ECF (201C COMMERCIAL GROUP C) 0.800 => TCV of Bldg: 3 = 11,497  
 Replacement Cost/Floor Area= 16.16 Est. TCV/Floor Area= 10.09

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 2003  
 Description of Occupancy: CARPORT

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

(10) Heating system: No Heating or Cooling Cost/SqFt: -1.60 100%  
 Adjusted Square Foot Cost for Upper Floors = 12.20

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 8 Height per Story Multiplier: 0.960  
 Ave. Floor Area: 1,140 Perimeter: 0 Perim. Multiplier: 1.000  
 Refined Square Foot Cost for Upper Floors: 11.71

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 16.163

Total Floor Area: 1,140 Base Cost New of Upper Floors = 18,425

Reproduction/Replacement Cost = 18,425  
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0  
 Total Depreciated Cost = 14,372

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ECF (201C COMMERCIAL GROUP C) 0.800 => TCV of Bldg: 4 = 11,497  
 Replacement Cost/Floor Area= 16.16 Est. TCV/Floor Area= 10.09

Total Estimated True Cash Value of Commercial/Industrial Buildings = 373,261

2017 Est. T.C.V. 009-033-006-60 = 419,094  
 Est. TCV/Total Floor Area = 36.01, Most recent sale 11/30/2010 for 340,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
189,600	189,600	189,600	171,868	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	19,900	0	0	1,546	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
209,500	209,500	209,500	173,414	173,414	0	0

009-033-006-70                      2017 Est. T.C.V.                      ROLAND STREET DEVELOPMENT LLC  
 Property Class: 201                      9419 W WATERGATE 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	250.00	300.00	1.0000	1.0000	40	100	10,000
250 Actual Front Feet, 1.72 Total Acres                      Total Est. Land Value =								10,000

Cost Est. for Res. Bldg: 1    Duplex    1S                      Cls CD                      Blt 2005

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	52.01	-6.47	0.00	780	35,521
2 Exterior Units, (@6% more)                      Base cost of Exterior units =							75,305

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

Average Fixture(s)	630.00	2	2,520
3 Fixture Bath	1975.00	1	3,950

(14) Water/Sewer

Well, 100 Feet	2550.00	1	2,550
2000 Gal Septic	4750.00	1	4,750

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	2	5,660
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(16) Porches

CCP (1 Story), Standard	64.59	16	2,067
CCP (1 Story), Standard	64.59	16	2,067

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(17) Garages

Class:CD Exterior: Siding Foundation: 42 Inch (Finished )			
Base Cost	25.50	408	20,808
Common Wall: 1 Wall	-1225.00	1	-2,450
Automatic Doors	375.00	1	750
Class:CD Exterior: Siding Foundation: 42 Inch (Finished )			
Base Cost	25.50	408	20,808
Common Wall: 1 Wall	-1225.00	1	-2,450
Automatic Doors	375.00	1	750

County Multiplier = 1.38 =>                      Cost New =                      189,177

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =                      170,259  
 ECF (201C COMMERCIAL GROUP C)                      0.600 => TCV of Bldg: 1 =                      102,156

Cost Est. for Res. Bldg: 2    Duplex    1S                      Cls CD                      Blt 2005

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	52.01	-6.47	0.00	780	35,521
2 Exterior Units, (@6% more)                      Base cost of Exterior units =							75,305

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

Average Fixture(s)	630.00	2	2,520
3 Fixture Bath	1975.00	1	3,950

(14) Water/Sewer

Well, 100 Feet	2550.00	1	2,550
2000 Gal Septic	4750.00	1	4,750

(15) Built-Ins & Fireplaces  
 Appliance Allowance 1415.00 2 5,660

(16) Porches  
 CCP (1 Story), Standard 64.59 16 2,067  
 CCP (1 Story), Standard 64.59 16 2,067

(17) Garages  
 Class:CD Exterior: Siding Foundation: 42 Inch (Finished )  
 Base Cost 25.50 408 20,808  
 Common Wall: 1 Wall -1225.00 1 -2,450  
 Automatic Doors 375.00 1 750  
 Class:CD Exterior: Siding Foundation: 42 Inch (Finished )  
 Base Cost 25.50 408 20,808  
 Common Wall: 1 Wall -1225.00 1 -2,450  
 Automatic Doors 375.00 1 750

County Multiplier = 1.38 => Cost New = 189,177

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 170,259  
 ECF (201C COMMERCIAL GROUP C) 0.600 => TCV of Bldg: 2 = 102,156

2017 Est. T.C.V. 009-033-006-70 = 214,312

Est. TCV/Total Floor Area = 68.69, Most recent sale 11/24/2014 for 86,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
76,000	76,000	76,000	63,489	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	31,200	0	0	571	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
107,200	107,200	107,200	64,060	64,060	0	

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009-033-006-79	2017 Est. T.C.V.	SPRAGG JAMES A & PATRICIA A
Property Class: 401		9419 W WATERGATE 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	110.00	274.03	1.0000	1.0000	40	100		4,400
110 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =								4,400

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.22	1.00	240	0	0
Fencing: Wire Mesh, #11	1.60	1.00	110	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls CD Blt 2003

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1456 SF Floor Area = 1456 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.50	-7.93	0.00	1456	69,262

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Prefab 1 Story	1710.00	1	1,710

(16) Deck/Balcony

Treated Wood,Standard	12.22	34	415
Treated Wood,Standard	12.22	34	415
Treated Wood,Standard	8.47	80	678

County Multiplier = 1.38 => Cost New = 113,085

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 101,776  
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 66,155

2017 Est. T.C.V. 009-033-006-79 = 71,030

Est. TCV/Total Floor Area = 48.78

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	5,300	0	0	271	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,500	35,500	35,500	30,471	30,471	0	



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009-033-006-80                      2017 Est. T.C.V.                      ALBERTS AMANDA M  
 Property Class: 401                      9393 W WATERGATE RD  
 Map #:                      LAKE TOWNSHIP                      MC BAIN, MI 49657

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	170.00	153.74	1.0000	1.0000	75	100		12,750
170 Actual Front Feet, 0.60 Total Acres                      Total Est. Land Value =								12,750

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	2000	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	144	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					970

Cost Est. for Res. Bldg: 1    Single Family    MANU-BOCA/STATE Cls    C+5    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	84.35	0.00	0.00	1456	122,814

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	24.46	144	3,522
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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
Automatic Doors	375.00	2	750

County Multiplier = 1.38 =>                      Cost New =                      204,416

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =                      183,974  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.650 => TCV of Bldg: 1 =                      119,583

2017 Est. T.C.V. 009-033-006-80                      =                      133,303  
 Est. TCV/Total Floor Area = 61.04, Most recent sale 02/12/2012 for 124,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
57,100	57,100	57,100	57,100	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,600	0	513	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
66,700	66,700	66,700	57,613	57,613	57,613

009-033-006-85                      2017 Est. T.C.V.                      SPRAGG JAMES A & PATRICIA A  
 Property Class: 202                      W WATEGATE 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	120.00	390.00	1.0000	1.0000	125	100		15,000
120 Actual Front Feet, 1.07 Total Acres                      Total Est. Land Value =								15,000

2017 Est. T.C.V. 009-033-006-85                      =                      15,000

Est. TCV/Total Floor Area = 6.87, Most recent sale 12/15/2005 for 19,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,500	7,500	7,500	3,264	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	29	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,500	7,500	7,500	3,293	3,293	0

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009-033-006-90	2017 Est. T.C.V.	SUMMIT INVESTMENTS LLC
Property Class: 201		9475 W WATERGATE RD
Map #:	LAKE TOWNSHIP	Mc Bain, MI 49657

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	270.00	444.00	1.0000	1.0000	75	100		20,250
270 Actual Front Feet, 2.75 Total Acres Total Est. Land Value =								20,250

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value	
Commercial/Industrial Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
PAVING	1.00	1.00	7500.0	85	100	6,375
Total Estimated Land Improvements True Cash Value =						6,375

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2002  
Description of Occupancy: CAL 140

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

Base Rate for Upper Floors = 73.65  
Storage Basement, Base Rate for Basement = 23.25

(10) Heating system: Package Heating & Cooling Cost/SqFt: 2.30 100%  
 Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00  
 Elevator Adjustment (Applied to upper floors rate) Cost/Sq.Ft.: -1.50  
 Adjusted Square Foot Cost for Upper Floors = 74.45  
 Adjusted Square Foot Cost for Basement = 23.25

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1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 10 Height per Story Multiplier: 0.950  
 Ave. Floor Area: 4,000 Perimeter: 260 Perim. Multiplier: 1.019  
 Basement Area: 4,000 Perimeter: 260 Basement Perim. Multiplier: 1.019  
 Basement Height: 10 Basement Height Multiplier: 0.950  
 Refined Square Foot Cost for Upper Floors: 72.07  
 Refined Square Foot Cost for Basement: 22.51

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 99.458  
for Basement = 31.060

Total Floor Area: 4,000 Base Cost New of Upper Floors = 397,834  
 Basement Area: 4,000 Base Cost New of Basement = 124,240  
 Reproduction/Replacement Cost = 522,073  
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 80 /100/100/100/80.0  
 Total Depreciated Cost = 417,659

<<<<< Segregated Cost Computations >>>>>  
Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost
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(39) Miscellaneous  
 Canopies & Marquees:  
 Wood Frame 2 Up 21.25 192 1.000 1.000 4080  
 Total Base Cost of Lump-Sum Items = 4080  
 Total Base Cost New = 4080

County Multiplier: 1.38 Architectural Multiplier: 0.95 Combined: 1.311

Reproduction/Replacement Cost = 5,349

Parcel Number: 009-033-006-90 Page: 2

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 80 /100/100/100/80.0  
Total Depreciated Cost = 4,279

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 1 = 413,499  
Replacement Cost/Floor Area= 131.86 Est. TCV/Floor Area= 103.37

Total Estimated True Cash Value of Commercial/Industrial Buildings = 413,499

2017 Est. T.C.V. 009-033-006-90 = 440,124  
Est. TCV/Total Floor Area = 110.03, Most recent sale 10/21/2012 for 370,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
193,400	193,400	193,400	178,935	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	26,700	0	0	1,610	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
220,100	220,100	220,100	180,545	180,545	0	

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009-033-007-00	2017 Est. T.C.V.	ALWARD WILLIAM P
Property Class: 401		5045 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	318.84	416.00	1.0000	1.0000	40	100		12,754
319 Actual Front Feet, 3.04 Total Acres Total Est. Land Value =								12,754

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	580	0	0
Shed: Wood Frame	10.75	1.00	80	97	834
Shed: Wood Frame	7.23	1.00	400	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
OUTDOOR FURNACE	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					4,634

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls CD Blt 2009

(11) Heating System: Forced Heat & Cool  
Ground Area = Size for Rates = 1624 SF Floor Area = 1624 SF.  
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost  
1 Story Siding Basement 54.53 0.00 1.87 1624 91,594

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish  
Basement Recreation Finish 11.25 100 1,125  
Walk out Basement Door(s) 700.00 2 1,400

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(13) Plumbing  
Average Fixture(s) 630.00 1 630  
3 Fixture Bath 1975.00 1 1,975  
Separate Shower 670.00 1 670

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

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

(16) Porches  
WPP, Standard 14.72 89 1,310  
WPP, Standard 16.62 64 1,064  
WPP, Standard 32.30 16 517

(17) Garages  
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)  
Base Cost 17.14 672 11,518  
Automatic Doors 375.00 2 750  
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)  
Base Cost 24.38 320 7,802  
Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 176,038

Notes: REDMAN MODEL NEW MOON. MC233

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 161,955

Separately Depreciated Items:

Parcel Number: 009-033-007-00

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(16) Deck/Balcony			
Treated Wood,Standard	9.15	64	586
County Multiplier = 1.38 =>		Cost New =	808
Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0,		Depr.Cost =	776
Treated Wood,Standard	10.15	48	487
County Multiplier = 1.38 =>		Cost New =	672
Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0,		Depr.Cost =	645
Treated Wood,Standard	18.43	16	295
County Multiplier = 1.38 =>		Cost New =	407
Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0,		Depr.Cost =	391

Local Cost Items:

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

Total Depreciated Cost = 165,192

ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 107,375

2017 Est. T.C.V. 009-033-007-00 = 124,763

Est. TCV/Total Floor Area = 76.82, Most recent sale 09/02/2016 for 148,400

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
145,900	145,900	145,900	41,414	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,700	92,200	0	-64,410	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
62,400	62,400	62,400	41,786	62,400	62,400

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009-033-007-10                      2017 Est. T.C.V.                      STAATS DALELYNN  
 Property Class: 401                      5221 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		30.00 Acres	3600		100			108,000
AG SW 2014 SURPLUS 1700/		38.04 Acres	1700		100			64,668
68.04 Total Acres                      Total Est. Land Value =								172,668

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 528 SF    Floor Area = 528 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.50	-10.02	-0.78	528	24,658

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

(17) Carports  
 Wood Shingle                      8.50                      320                      2,720

County Multiplier = 1.38 =>    Cost New = 47,310

Notes: 5221 S LA CHANCE RD    **Draft Record Card - Printed before March Board of Review**

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost = 26,020  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.900 => TCV of Bldg: 1 = 23,418

2017 Est. T.C.V. 009-033-007-10                      =                      196,086

Est. TCV/Total Floor Area = 371.38

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	85,396	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
98,000	0	0	86,164	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,000	98,000	98,000	86,164	86,164	86,164	

009-033-007-80	2017 Est. T.C.V.	WONSEY RONALD D
Property Class: 401		5079 S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	208.00	1456.00	1.0000	1.0000	50	100		10,400
208 Actual Front Feet, 6.95 Total Acres Total Est. Land Value =								10,400

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	6.93	1.00	320	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

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

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

Ground Area = Size for Rates = 1344 SF Floor Area = 1344 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	45.71	-7.77	0.00	1344	50,991

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) Carports

Aluminum	7.25	240	1,740
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County Multiplier = 1.38 => Cost New = 84,575

Notes: 1995 SCHULTS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 81/100/100/100/81.0, Depr.Cost = 68,506  
ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 44,529

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2010

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

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

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

Base Rate for Upper Floors = 14.75

Adjusted Square Foot Cost for Upper Floors = 14.75

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 0 Height per Story Multiplier: 0.960  
Ave. Floor Area: 1,200 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: 1,200 Base Cost New of Upper Floors = 23,449



Parcel Number: 009-033-007-80

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	Reproduction/Replacement Cost =	23,449
Eff.Age:3	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 94 /100/100/100/94.0	
	Total Depreciated Cost =	22,042

ECF (RESIDENTIAL RURAL/ NON SUB)	1.100 => TCV of Bldg: 1 =	24,246
Replacement Cost/Floor Area= 19.54	Est. TCV/Floor Area= 20.21	

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Total Estimated True Cash Value of Commercial/Industrial Buildings = 24,246

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2017 Est. T.C.V. 009-033-007-80 = 80,125

Est. TCV/Total Floor Area = 31.50

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,400	36,400	36,400	33,729	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,700	0	0	303	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,100	40,100	40,100	34,032	34,032	34,032	

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009-033-008-00                      2017 Est. T.C.V.                      HOLTON LAWRENCE & SARAH  
 Property Class: 401                      5111 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

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls D    Blt 1974

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	45.97	0.00	0.66	1300	60,619

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: 42 Inch (Unfinished)

Base Cost	15.30	768	11,750
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => **Draft Record Card - Printed before March Board of Review**    Cost New = 108,674

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost = 65,205  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.900 => TCV of Bldg: 1 = 58,684

2017 Est. T.C.V. 009-033-008-00                      =                      67,004

Est. TCV/Total Floor Area = 51.54, Most recent sale 06/09/2014 for 57,128

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,300	33,300	33,300	29,789	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	268	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,500	33,500	33,500	30,057	30,057	30,057	



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009-033-009-20                      2017 Est. T.C.V.                      LEROY PAUL & GRACE  
 Property Class: 401                                           9525 W WATERGATE RD  
 Map #:                      LAKE TOWNSHIP                      MC BAIN, MI 49657

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	410.00	481.71	1.0000	1.0000	40	100		16,400
410 Actual Front Feet, 4.53 Total Acres                      Total Est. Land Value =								16,400

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	576	50	991
Total Estimated Land Improvements True Cash Value =					991

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1682 SF    Floor Area = 1682 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	61.74	0.00	0.00	1682	103,847

Other Additions/Adjustments                      Rate                      Size                      Cost

(1) Exterior  
 Brick Veneer                      8.25                      104                      858

(9) Basement Finish  
 Basement Living Finish                      17.25                      700                      12,075  
 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  
 CCP (1 Story), Standard                      61.14                      20                      1,223

(16) Deck/Balcony  
 Treated Wood,Standard                      6.11                      636                      3,886  
 Treated Wood,Standard                      7.39                      160                      1,182

(17) Garages  
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      20.45                      504                      10,307  
 Common Wall: 1 Wall                      -1300.00                      1                      -1,300

County Multiplier = 1.38 =>                      Cost New =                      198,323

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =                      148,743  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =                      141,305

2017 Est. T.C.V. 009-033-009-20                      =                      158,696

Est. TCV/Total Floor Area = 94.35, Most recent sale 09/19/2008 for 129,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
75,100	75,100	75,100	66,986	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,200	0	602	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

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Parcel Number: 009-033-009-20

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79,300	79,300	79,300	67,588	67,588	67,588
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009-033-009-25	2017 Est. T.C.V.	STRZYNSKI STANLEY JR
Property Class: 401		9629 W WATERGATE RD
Map #:	LAKE TOWNSHIP	MC BAIN, MI 49657

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	430.00	346.45	1.0000	1.0000	40	100		17,200
430 Actual Front Feet, 3.42 Total Acres Total Est. Land Value =								17,200

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1992

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	56.52	0.00	0.00	1300	73,476

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	8.47	80	678
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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

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County Multiplier = 1.38 => Cost New = 129,733  
Notes: MODULAR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost = 106,381

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	7.10	160	1,136
County Multiplier = 1.38 =>		Cost New =	1,568
Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,		Depr.Cost =	1,474

Total Depreciated Cost = 107,855  
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 102,462

2017 Est. T.C.V. 009-033-009-25 = 119,662  
Est. TCV/Total Floor Area = 92.05

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
56,800	56,800	56,800	49,281	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,000	0	443	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
59,800	59,800	59,800	49,724	49,724	49,724	

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009-033-009-30	2017 Est. T.C.V.	EISENGA BRYAN R & DIANE K
Property Class: 101		S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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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		14.89 Acres	3600		100			53,604
		14.89 Total Acres					Total Est. Land Value =	53,604

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2017 Est. T.C.V. 009-033-009-30	=	53,604			
Est. TCV/Total Floor Area = 41.23, Most recent sale 11/26/2008 for 1					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
27,500	27,500	27,500	16,537	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-700	0	148	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
26,800	26,800	26,800	16,685	16,685	16,685

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009-033-009-41	2017 Est. T.C.V.	EISENGA BRYAN R & DIANE K
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 3 -7 Acres			4.97 Acres		3600	100		17,892
		4.97	Total Acres				Total Est. Land Value =	17,892

2017 Est. T.C.V. 009-033-009-41	=	17,892			
Est. TCV/Total Floor Area = 13.76, Most recent sale 11/26/2008 for 1					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
9,200	9,200	9,200	5,511	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-300	0	0	49	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,900	8,900	8,900	5,560	5,560	5,560

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009-033-009-44	2017 Est. T.C.V.	EISENGA BRYAN R & DIANE K
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 3 -7 Acres			4.96 Acres		3600	100		17,856
		4.96	Total Acres				Total Est. Land Value =	17,856

2017 Est. T.C.V. 009-033-009-44 = 17,856

Est. TCV/Total Floor Area = 13.74, Most recent sale 11/26/2008 for 1

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,200	9,200	9,200	5,511	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	0	49	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,900	8,900	8,900	5,560	5,560	5,560	

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009-033-009-47                      2017 Est. T.C.V.                      EISENGA BRYAN R & DIAN K  
 Property Class: 102                      X S LA CHANCE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	328.68	657.35	1.0000	1.0000	40	100		13,147
329 Actual Front Feet, 4.96 Total Acres                      Total Est. Land Value =								13,147

2017 Est. T.C.V. 009-033-009-47                      =                      13,147

Est. TCV/Total Floor Area = 10.11, Most recent sale 11/30/2015 for 17,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
6,600	6,600	6,600	6,600	0.90			
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
6,600	6,600	6,600	6,659	6,600	6,600		

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009-033-009-50                      2017 Est. T.C.V.                      THOM MICHAEL W & TAMI L  
 Property Class: 401                      9820 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	658.77	656.50	1.0000	1.0000	40	100		26,351
659 Actual Front Feet, 9.93 Total Acres                      Total Est. Land Value =								26,351

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	1500	0	0
D/W/P: 3.5 Concrete	3.44	1.00	140	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

Cost Est. for Res. Bldg: 1    Single Family    1S                      C1s    C+5    Blt 2009

(11) Heating System: Forced Heat & Cool  
 Ground Area = Size for Rates = 2280 SF    Floor Area = 2280 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	62.33	0.00	2.01	2280	146,695

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: Direct-Vented Gas	1200.00	1	1,200

(16) Porches

CCP (1 Story), Standard	31.51	84	2,647
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(16) Deck/Balcony

Composite                      w/Roof, Standard	19.95	140	2,793
Composite, Standard	8.52	100	852

(17) Garages

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

Base Cost	14.55	1120	16,296
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	3	1,125

County Multiplier = 1.38    =>                      Cost New =                      252,220

Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,    Depr.Cost =                      237,087  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =                      225,232

2017 Est. T.C.V. 009-033-009-50                      =                      253,008

Est. TCV/Total Floor Area = 110.97, Most recent sale 02/27/2008 for 33,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
119,800	119,800	119,800	102,706	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,700	0	924	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

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Parcel Number: 009-033-009-50

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126,500	126,500	126,500	103,630	103,630	103,630
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009-033-009-55                      2017 Est. T.C.V.                      GRABENDIKE MARY ELLEN  
 Property Class: 401                      5721 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		9.39 Acres	1900	100				17,847
		9.39 Total Acres					Total Est. Land Value =	17,847

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    1S                      Cls C                      Blt 2008

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2102 SF    Floor Area = 2102 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.94	-8.03	1.92	2102	113,151

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing  
 Average Fixture(s)                      760.00                      1                      760

(14) Water/Sewer  
 Well, 100 Feet                      2700.00                      1                      2,700  
 2000 Gal Septic                      5000.00                      1                      5,000

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

(16) Porches  
 CCP (1 Story), Standard                      22.18                      204                      4,525  
 CCP (1 Story), Standard                      22.13                      206                      4,559

(17) Garages  
 Class:C Exterior: Block Foundation: 42 Inch (Unfinished)  
 Base Cost                      16.50                      832                      13,728  
 Automatic Doors                      375.00                      1                      375

County Multiplier = 1.38 =>                      Cost New =                      202,463

Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0,    Depr.Cost =                      188,290  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =                      178,876

2017 Est. T.C.V. 009-033-009-55                      =                      199,148  
 Est. TCV/Total Floor Area = 94.74, Most recent sale 06/01/2007 for 36,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
95,200	95,200	95,200	82,236	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,400	0	0	740	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
99,600	99,600	99,600	82,976	82,976	82,976	

009-033-009-60                      2017 Est. T.C.V.                      LACHONCE ROBERT  
 Property Class: 401                      9944 W CADILLAC RD  
 Map #:                      LAKE TOWNSHIP                      LAKE 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	448.00	448.00	1.0000	1.0000	40	100		17,920
448 Actual Front Feet, 4.61 Total Acres                      Total Est. Land Value =								17,920

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls D    Blt 1930

(11) Heating System: Forced Air w/ Ducts

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	60.83	0.00	0.98	1080	66,755

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance		1235.00		1	1,235
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(16) Porches

CCP (1 Story), Standard		20.22		210	4,246
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County Multiplier = 1.38 =>                      Cost New =    106,337

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost = 58,486  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.900 => TCV of Bldg: 1 =    52,637

2017 Est. T.C.V. 009-033-009-60                      =    70,557

Est. TCV/Total Floor Area = 43.55

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,100	0	0	0	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
35,300	0	19,400	0	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,300	35,300	35,300	19,400	19,400	19,400	

009-033-009-63                      2017 Est. T.C.V.                      DYKHOUSE KEVIN & AMY  
 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 \*                      240.29 X 208.71

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	240.29	208.71	1.0000	1.0000	40	100		9,612
240 Actual Front Feet, 1.15 Total Acres                      Total Est. Land Value =								9,612

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    GRG                      Cls C    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
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Other Additions/Adjustments                      Rate                      Size                      Cost

(14) Water/Sewer

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

(17) Garages

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

Base Cost	14.55		1472		21,418
Common Wall: 1 Wall	-1300.00		1		-1,300
Automatic Doors	375.00		2		750

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

Base Cost	22.65		576		13,046
Automatic Doors	375.00		1		375

County Multiplier = 1.38 =>                      Cost New =                      55,302

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,    Depr.Cost =                      52,537

ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =                      49,910

2017 Est. T.C.V. 009-033-009-63                      =                      60,462

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/01/2011 for 55,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
28,700	28,700	28,700	24,019	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	216	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
30,200	30,200	30,200	24,235	24,235	24,235

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009-033-009-64                      2017 Est. T.C.V.                      DYKHOUSE KEVIN & AMY  
 Property Class: 401                      9970 W CADILLAC RD  
 Map #:                      LAKE TOWNSHIP                      CADILLAC, MI 49601

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	208.70	208.70	1.0000	1.0000	40	100		8,348
209 Actual Front Feet, 1.00 Total Acres                      Total Est. Land Value =								8,348

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	2260	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	94	2,350
Total Estimated Land Improvements True Cash Value =					2,350

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls    C+5    Blt 2003

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1448 SF    Floor Area = 1448 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	66.28	0.00	0.00	1448	95,973

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	43.22	40	1,729
WCP (1 Story), Standard	29.00	100	2,900

(17) Garages

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

Base Cost	21.09	676	14,257
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38 =>                      Cost New =                      172,733

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =                      155,460  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =                      147,687

2017 Est. T.C.V. 009-033-009-64                      =                      158,385

Est. TCV/Total Floor Area = 109.38, Most recent sale 05/01/2003 for 10,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
74,800	74,800	74,800	62,430	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,400	0	561	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
79,200	79,200	79,200	62,991	62,991	62,991	



009-033-009-65                      2017 Est. T.C.V.                      DEZEEUW BROOKE & TINA-MARIE J  
 Property Class: 401                      5895 S LA CHANCE RD  
 Map #:                      LAKE TOWNSHIP                      CADILLAC, MI 49601

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	208.70	658.70	1.0000	1.0000	65	100		13,566
209 Actual Front Feet, 3.16 Total Acres                      Total Est. Land Value =								13,566

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	288	0	0
Shed: Wood Frame	12.07	1.00	80	94	908
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					2,333

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls C    Blt 1995

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 768 SF    Floor Area = 1152 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1.5    Story Siding    Basement    90.42    0.00    2.87    768    71,647

Other Additions/Adjustments                      Rate                      Size    Cost

(9) Basement Finish  
 Basement Recreation Finish                      11.45                      450    5,153

(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                      21.95                      192    4,214  
 WPP, Standard                      15.83                      80    1,266

(17) Garages  
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      22.80                      400    9,120  
 Common Wall: 1 Wall                      -1300.00                      1    -1,300  
 Mechanical Doors                      350.00                      1    350

County Multiplier = 1.38    =>                      Cost New =    139,808

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =    118,837  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =    112,895

2017 Est. T.C.V. 009-033-009-65                      =    128,793

Est. TCV/Total Floor Area = 111.80, Most recent sale 12/04/2014 for 127,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
61,000	61,000	61,000	57,572	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,400	0	518	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
64,400	64,400	64,400	58,090	58,090	58,090

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009-033-009-70                      2017 Est. T.C.V.                      CARLSON CARL A  
 Property Class: 101                      9676 W WATERGATE M-55  
 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		10.00 Acres	3600	100				36,000
AG SW 2014 SURPLUS 1700/		35.86 Acres	1700	100				60,962
45.86 Total Acres      Total Est. Land Value =								96,962

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	1900	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					2,500

Cost Est. for Res. Bldg: 1    Single Family    2S                      Cls C    Blt 1989

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1120 SF    Floor Area = 2240 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	104.09	0.00	0.00	1120	116,581

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
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(16) Porches

WCP (1 Story), Standard	18.75	320	6,000
WPP, Standard	7.91	480	3,797

(17) Garages

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

Base Cost	16.54	784	12,967
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>

Cost New = 207,076

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost = 155,307  
 ECF (101 AGRICULTURE)                      0.800 => TCV of Bldg: 1 = 124,246

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	1.000	1.127	0.00	1800	1.38	28,275

Phy/Ab.Phy/Func/Econ/Comb.%Good= 40/100/100/100/40.0,    Depr.Cost = 11,310

ECF (101 AGRICULTURE)                      1.150 => TCV of Bldg: 1 = 13,006

Ag. Bld 2    0, 4 Wall Utility Building                      Class:D,Pole    Quality:Low Cost

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

Rate	Height-%Adj	Perim.-%Adj	Heat-Adj	Size	CountyMult.	Cost New
4.45	0.963	1.078	0.00	1260	1.38	8,033

Parcel Number: 009-033-009-70

Page: 2

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,	Depr.Cost =	2,811
ECF (101 AGRICULTURE)	1.150 => TCV of Bldg: 2 =	3,233

Total Estimated True Cash Value of Agricultural Buildings	=	16,239
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2017 Est. T.C.V. 009-033-009-70	=	239,947
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Est. TCV/Total Floor Area = 107.12

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
156,000	156,000	156,000	69,422	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-22,004	13,996	0	-6,218	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
120,000	120,000	120,000	70,046	70,046	70,046	

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009-033-009-90	2017 Est. T.C.V.	ERS TELECOM PROPERTIES LLC
Property Class: 203		5415 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE 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	287.95	682.55	1.0000	1.0000	100	100		28,795
288 Actual Front Feet, 4.51 Total Acres Total Est. Land Value =								28,795

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2016

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

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

Base Rate for Upper Floors = 16.85

Adjusted Square Foot Cost for Upper Floors = 16.85

1 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 0	Height per Story Multiplier: 0.960
Ave. Floor Area: 0	Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 16.18	

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 22.323

Total Floor Area: 0	Base Cost New of Upper Floors =	0
	Reproduction/Replacement Cost =	0
Eff.Age:1	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0	
	Total Depreciated Cost =	0

<<<<< Segregated Cost Computations >>>>>  
Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses  
**Draft Record Card - Printed before March Board of Review**

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost
Total Base Cost New =						0
County Multiplier: 1.38 Architectural Multiplier: 0.00 Combined: 0.000						
Reproduction/Replacement Cost =						0
Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0						
Total Depreciated Cost =						0

Unit in Place Items	Rate	Quantity	Cnty	Arch	%Good	Depr.Cost
COM TOWER STEEL 180'	1.00	100000	1.38	1.00	100	138,000
/CI16/YARI/CHALF/06'/211	10.05	281	1.38	1.00	100	3,897
/CI16/YARI/CHALF/06'/GATW15	640.00	1	1.38	1.00	100	883
/CI16/YARI/CHALF/06'/GATW5	325.00	1	1.38	1.00	100	449
/CI16/YARI/CHALF/06'/3	2.00	300	1.38	1.00	100	828
/CI16/YARI/CHALF/06'/211	10.05	165	1.38	1.00	100	2,288
/CI4/ROOC/ALUSCCOTPBA	5.57	64	1.38	1.00	100	492
/CI11/LARPT/DEWT/HOR/1000	38100.00	1	1.38	1.00	100	52,578

ECF (201A GENERAL COMMERCIAL ) 1.070 => TCV of Bldg: 1 = 213,374

Total Estimated True Cash Value of Commercial/Industrial Buildings = 213,374

2017 Est. T.C.V. 009-033-009-90 = 242,169

Est. TCV/Total Floor Area = 0.00, Most recent sale 04/19/2016 for 40,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	6,842	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
121,100	0	103,900	17,200	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
121,100	121,100	121,100	110,803	121,100	0

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009-033-009-95	2017 Est. T.C.V.	CARLSON CARL A
Property Class: 201		5415 S LA CHANCE 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	400.00	463.91	1.0000	1.0000	50	100		20,000
400 Actual Front Feet, 4.26 Total Acres Total Est. Land Value =								20,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.42	288	94	1,453
Total Estimated Land Improvements True Cash Value =					1,453

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1980  
Description of Occupancy: CAL 196 GUN SHOP

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: Complete H.V.A.C. Cost/SqFt: -3.35 100%  
Adjusted Square Foot Cost for Upper Floors = 36.85

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 8 Height per Story Multiplier: 0.920  
Ave. Floor Area: 2,184 Perimeter: 220 Perim. Multiplier: 1.163  
Refined Square Foot Cost for Upper Floors: 39.43

County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 55.988

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Total Floor Area: 2,184 Base Cost New of Upper Floors = 122,277  
Reproduction/Replacement Cost = 122,277  
Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0  
Total Depreciated Cost = 59,916  
ECF (201A GENERAL COMMERCIAL ) 1.070 => TCV of Bldg: 1 = 64,110  
Replacement Cost/Floor Area= 55.99 Est. TCV/Floor Area= 29.35

Total Estimated True Cash Value of Commercial/Industrial Buildings = 64,110

2017 Est. T.C.V. 009-033-009-95 = 85,563  
Est. TCV/Total Floor Area = 39.18  
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.  
42,300 42,300 42,300 27,451 0.90  
2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses  
0 500 0 0 247 0  
2017 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT  
42,800 42,800 42,800 27,698 27,698 0

009-033-010-00                      2017 Est. T.C.V.                      EISENGA BRYAN R & DIANE K  
 Property Class: 401                                           5680 S BLODGETT RD  
 Map #:                      LAKE TOWNSHIP                      MC BAIN, MI 49657

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>80@\$2000		21.45 Acres	2000	100	20A AG			42,900
Residentia AG 3600/A		20.00 Acres	3600	100				72,000
		41.45 Total Acres			Total Est. Land Value =			114,900

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls CD                      Blt 1977

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 1288 SF    Floor Area = 1288 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Basement    56.62    0.00    0.00    1288    72,927

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) Deck/Balcony  
 Treated Wood,Standard                      6.40                      288                      1,843

(17) Garages  
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)  
 Base Cost                      10.24                      924                      9,462

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County Multiplier = 1.38    =>                      Cost New =                      125,230

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      81,400  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =                      77,330

2017 Est. T.C.V. 009-033-010-00                      =                      192,230  
 Est. TCV/Total Floor Area = 149.25, Most recent sale 12/03/2008 for 175,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
91,700	91,700	91,700	62,638	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,400	0	563	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
96,100	96,100	96,100	63,201	63,201	33,497	

009-033-010-30                      2017 Est. T.C.V.                      EISENGA BRUCE L & FREDA G  
 Property Class: 102                      M 55  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 IRRIGATED	3800/	160.00	Acres	3800	100			608,000
	160.00	Total Acres					Total Est. Land Value =	608,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Agricultural Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
8' DIAMETER WELL	15750.00	1.00	1.0	88	13,860
	Total Estimated Land Improvements True Cash Value =				13,860

2017 Est. T.C.V. 009-033-010-30	=	621,860			
Est. TCV/Total Floor Area = 482.81, Most recent sale 08/01/1998 for 55,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
294,900	294,900	294,900	94,868	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	16,000	0	0	853	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
310,900	310,900	310,900	95,721	95,721	95,721

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009-033-010-80	2017 Est. T.C.V.	EISENGA BRYAN R & DIANE K
Property Class: 101		5640 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 30 - 65 ACRES		36.16 Acres	3600	100				130,176
		36.16 Total Acres					Total Est. Land Value =	130,176

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Agricultural Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
8' DIAMETER WELL	15750.00	1.00	1.0	88	13,860
	Total Estimated Land Improvements True Cash Value =				13,860

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 912 SF Floor Area = 912 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Mich Bsmnt.	60.49	-4.49	-2.85	480	25,512
1	Story Siding	Crawl Space	60.49	-8.98	-2.85	432	21,021

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing  
Average Fixture(s) 630.00 1 630

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

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

County Multiplier = 1.38 => Cost New = 74,552

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 44,731

Separately Depreciated Items:

(16) Deck/Balcony  
Treated Wood,Standard 7.02 168 1,179  
County Multiplier = 1.38 => Cost New = 1,628  
Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 1,465

Total Depreciated Cost = 46,196  
ECF (101 AGRICULTURE) 0.900 => TCV of Bldg: 1 = 41,576

Ag. Bld 1 0, 4 Wall Utility Building Class:D,Pole Quality:Low Cost  
Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:  
Rate Height-%Adj Perim.-%Adj Heat-Adj Size CountyMult. Cost New  
4.45 1.038 0.920 0.00 5525 1.38 32,401  
Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/ 40/100/14.0, Depr.Cost = 4,536  
ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 1 = 5,217

Ag. Bld 2 0, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost  
Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:  
Rate Height-%Adj Perim.-%Adj Heat-Adj Size CountyMult. Cost New  
10.10 1.000 1.051 0.00 1536 1.38 22,501  
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/ 40/100/18.0, Depr.Cost = 4,050  
ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 2 = 4,658

Ag. Bld 3 0, 4 Wall Utility Shed, 3 Wall Class:D,Pole Quality:Low Cost

Parcel Number: 009-033-010-80

Page: 2

Heating System:No Heating/Cooling		Rate Adj.:0.00	Desc:		
Rate	Height-%Adj	Perim.-%Adj	Heat-Adj	Size	CountyMult.
3.90	0.963	0.957	0.00	3600	1.38
					Cost New
					17,856
Phy/Ab.Phy/Func/Econ/Comb.%Good=		35/100/	40/100/14.0,	Depr.Cost =	
ECF (101 AGRICULTURE)		1.150 =>	TCV of Bldg:	3	=
					2,500
					2,875

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Total Estimated True Cash Value of Agricultural Buildings	=	12,750
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2017 Est. T.C.V. 009-033-010-80	=	198,362
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Est. TCV/Total Floor Area = 217.50

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
97,400	97,400	97,400	54,068	0.90	
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment
	0	1,800	0	0	486
					0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
99,200	99,200	99,200	54,554	54,554	46,916

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0	3,100	0	0	434	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
59,100	59,100	59,100	48,680	48,680	48,680

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009-034-002-00                      2017 Est. T.C.V.                      PICCARD PERRY & JANE TRUST  
 Property Class: 401                      8257 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 I> RIVER SITE					35000	100		35,000
Residentia 3 - 7 @\$3000		4.82 Acres			3000	100		14,463
		4.82 Total Acres					Total Est. Land Value =	49,463

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.53	1.00	96	71	786
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
					Total Estimated Land Improvements True Cash Value = 3,161

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls    C+10    Blt 1991

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 922 SF    Floor Area = 1383 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1.5    Story Siding    Crawl Space    95.65    -10.99    0.00    922    78,057

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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(15) Built-Ins & Fireplaces  
 Appliance Allowance                      1915.00                      1                      1,915  
 Fireplace: Wood Stove                      1350.00                      1                      1,350

(16) Porches  
 WSEP (1 Story), Standard                      31.63                      120                      3,796  
 WCP (1 Story), Standard                      25.55                      128                      3,270

(16) Deck/Balcony  
 Treated Wood, Standard                      7.40                      159                      1,177  
 Wood Balcony                      17.50                      80                      1,400

(17) Garages  
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      15.83                      864                      13,677  
 Mechanical Doors                      350.00                      2                      700

County Multiplier = 1.38 =>                      Cost New =                      156,611

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =                      133,119  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =                      126,463

2017 Est. T.C.V. 009-034-002-00                      =                      179,087  
 Est. TCV/Total Floor Area = 129.49, Most recent sale 07/24/2006 for 180,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
83,300	83,300	83,300	68,953	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,200	0	620	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,500	89,500	89,500	69,573	69,573	0	

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009-034-002-80                      2017 Est. T.C.V.                      WENZLICK SUSAN  
 Property Class: 401                                           8261 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
264 Actual Front Feet, 0.90 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: 3.5 Concrete	3.44	1.00	46	0	0
D/W/P: 4in Concrete	3.61	1.00	114	0	0
D/W/P: 4in Concrete	3.61	1.00	138	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 C+5    Blt 1972

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1238 SF    Floor Area = 1498 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	78.14	0.00	-0.36	1040	80,891
1	Story Siding	Crawl Space	67.95	-9.70	-0.28	198	11,478

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

CPP, Standard	9.67	348	3,365
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(16) Deck/Balcony

Treated Wood, Standard	6.77	260	1,760
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(16) Breezeways

Frame Wall, Finished	27.75	108	2,997
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(17) Garages

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

Base Cost	17.55	576	10,109
Automatic Doors	375.00	2	750

County Multiplier = 1.38 =>                      Cost New =    171,845

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    111,699

Separately Depreciated Items:

Solar Room

Base Wall	65.50	180	11,790
Gable: 4' to 5'	735.00	1	735
County Multiplier = 1.38 =>		Cost New =	17,285
Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0,		Depr.Cost =	15,729

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	Total Depreciated Cost =	127,428
ECF (RESIDENTIAL RURAL/ NON SUB)	0.950 => TCV of Bldg: 1 =	121,057

2017 Est. T.C.V. 009-034-002-80 = 152,007

Est. TCV/Total Floor Area = 101.47, Most recent sale 12/01/1998 for 166,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
65,100	65,100	65,100	61,437	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
7,700	3,200	0	7,700	552	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,000	76,000	76,000	69,689	69,689	69,689	

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009-034-003-00	2017 Est. T.C.V.	BALL SAMUEL & RACHEL
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
<Site Value I> RIVER SITE					35000	100		35,000
139 Actual Front Feet, 2.28 Total Acres Total Est. Land Value =								35,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.75	1.00	80	50	430
Shed: Wood Frame	8.63	1.00	200	95	1,640

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					2,545

2017 Est. T.C.V. 009-034-003-00	=	37,545			
Est. TCV/Total Floor Area = 25.06, Most recent sale 10/18/2013 for 24,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
16,300	16,300	16,300	15,646	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,500	0	140	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
18,800	18,800	18,800	15,786	15,786	15,786

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009-034-003-30                      2017 Est. T.C.V.                      KLIFMAN RANDY & PAMELA  
 Property Class: 401                      5086 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 I> RIVER SITE					35000	100		35,000
339 Actual Front Feet, 3.80 Total Acres                      Total Est. Land Value =								35,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	2400	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	410	0	0
Shed: Wood Frame	10.92	1.00	128	94	1,314
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 =					6,064

Cost Est. for Res. Bldg: 1    Single Family    1S                      C1s    C+10    Blt 1972

(11) Heating System: Forced Heat & Cool  
 Ground Area = Size for Rates = 1785 SF    Floor Area = 2231 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	77.45	0.00	2.67	1785	143,014

Other Additions/Adjustments                      Rate                      Size                      Cost

(1) Exterior  
 Stone Veneer                      10.25                      144                      1,476

(9) Basement Finish  

Basement Recreation Finish	11.45	893	10,225
Walk out Basement Door(s)	775.00	1	775

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(13) Plumbing  

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

(14) Water/Sewer  

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  

WCP (1 Story), Standard	20.50	235	4,818
WCP (1 Story), Standard	21.34	207	4,417
WPP, Standard	8.80	360	3,168
WCP (1 Story), Standard	22.35	184	4,112
WPP, Standard	8.91	342	3,047

(16) Deck/Balcony  

Treated Wood,Standard	9.73	60	584
Treated Wood,Standard	8.77	82	719

(16) Breezeways  

Frame Wall,Finished	27.75	80	2,220
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(17) Garages  
 Class:C Exterior: Siding Foundation: 42 Inch (Finished )  

Base Cost	21.56	636	13,712
Common Wall: 1 Wall	-1300.00	1	-1,300

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Automatic Doors	375.00	2	750
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.13	1315	13,321
Mechanical Doors	350.00	2	700
Storage area over garage	3.95	384	1,517
Class:C Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	21.93	379	8,311
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 317,223

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 222,056  
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 210,953

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2017 Est. T.C.V. 009-034-003-30 = 252,017

Est. TCV/Total Floor Area = 112.96

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
117,200	117,200	117,200	92,863	0.90	
2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,800	0	0	835	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
126,000	126,000	126,000	93,698	93,698	93,698

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009-034-003-60	2017 Est. T.C.V.	ARENDS MATTHEW & LINDA
Property Class: 401		5122 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 I> RIVER SITE					35000	100		35,000
247 Actual Front Feet, 3.83 Total Acres								Total Est. Land Value = 35,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.56	1.00	216	94	1,941
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 =					3,366

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C+10 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1511 SF Floor Area = 2266 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Cedar Logs	Basement	97.00	0.00	3.16	1511	151,342

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

Basement Recreation Finish	11.45	1700	19,465
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
Fireplace: Exterior 1 Story	3875.00	1	3,875

(16) Porches

WCP (1 Story), Standard	19.95	255	5,087
WCP (1 Story), Standard	29.00	100	2,900

(16) Deck/Balcony

Treated Wood, Standard	6.47	378	2,446
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(17) Garages

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

Base Cost	21.09	676	14,257
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 290,430

Notes: TIMBER WITH LOG SIDING

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 261,387  
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 248,318

2017 Est. T.C.V. 009-034-003-60 = 286,684

Est. TCV/Total Floor Area = 126.52, Most recent sale 01/31/2014 for 250,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
133,500	133,500	133,500	119,357	0.90

Parcel Number: 009-034-003-60

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2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,800	0	0	1,074	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	143,300	143,300	143,300	120,431	120,431	120,431

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009-034-003-90                      2017 Est. T.C.V.                      BALL SAM & RACHEL  
 Property Class: 401                         8111 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 G> RURAL SITES					15000	100		15,000
70 Actual Front Feet, 1.04 Total Acres							Total Est. Land Value =	15,000

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 1987

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1376 SF    Floor Area = 1376 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	45.50	-7.72	0.66	1232	47,358
1	Story Siding	Crawl Space	45.50	-7.72	0.66	144	5,535

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
3 Fixture Bath	1650.00	1	1,650

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	6.56	192	1,260
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(17) Garages

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

Base Cost	17.40	480	8,352
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =>    Cost New =                      97,338  
 Notes: L263P13 1987 FRIENDSHIP 28'X44' DOUBLE-WIDE MOBILE HOME ID MY 714091ABW

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =                      77,871  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.650 => TCV of Bldg: 1 =                      50,616

2017 Est. T.C.V. 009-034-003-90	=	66,091			
Est. TCV/Total Floor Area = 48.03, Most recent sale 08/23/1990 for 33,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
29,000	29,000	29,000	29,000	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,000	0	0	261	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
33,000	33,000	33,000	29,261	29,261	29,261

12:10 PM

009-034-004-00                      2017 Est. T.C.V.                      GENTRY JEFFREY P  
 Property Class: 401                                           8251 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
50/FF	100.00	204.73	1.0000	1.0000	50	100		5,000
<Site Value B> SITE 7000					7000	100		7,000
100 Actual Front Feet, 0.47 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: 3.5 Concrete	3.44	1.00	48	0	0
D/W/P: Asphalt Paving	1.61	1.00	900	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    TRI                      Cls C    Blt 1973

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1481 SF    Floor Area = 2246 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Tri-Level	Siding	Basement	77.88	0.00	2.87	1481	119,591
1	Story Siding	Overhang	36.55	0.00	0.00	24	877

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Brick Veneer	8.25	112	924

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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: Interior 1 Story	3250.00	1	3,250

(16) Porches			
WCP (1 Story), Standard	30.91	82	2,535
CCP (1 Story), Standard	25.77	136	3,505

(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	19.80	540	10,692
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38    =>                      Cost New =    206,114

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    133,974  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.900 => TCV of Bldg: 1 =    120,577

2017 Est. T.C.V. 009-034-004-00                      =    133,527

Est. TCV/Total Floor Area = 59.45, Most recent sale 09/19/2013 for 129,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
66,300	66,300	66,300	57,371	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	500	0	0	516	0	0

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Parcel Number: 009-034-004-00

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
66,800	66,800	66,800	57,887	57,887	57,887

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009-034-005-00                      2017 Est. T.C.V.                      WENZLICK SUSAN W  
 Property Class: 402                                           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
RVR WDS EST 2	175.00	114.50	1.0000	1.0000	100	100		17,500
175 Actual Front Feet, 0.46 Total Acres                      Total Est. Land Value =								17,500

2017 Est. T.C.V. 009-034-005-00                      =                      17,500

Est. TCV/Total Floor Area = 7.79

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,800	8,800	8,800	531	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	4	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,800	8,800	8,800	535	535	535	

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009-034-006-00                      2017 Est. T.C.V.                      DEZEEUW KENNETH WELLER & BRENDA KAY  
 Property Class: 101                      S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 30 - 65 ACRES		34.66 Acres	3600		100			124,776
AG SW 2014 SURPLUS 1700/		10.00 Acres	1700		100			17,000
44.66 Total Acres                      Total Est. Land Value =								141,776

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Agricultural Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
8' DIAMETER WELL	15750.00	1.00	1.0	88	13,860
Total Estimated Land Improvements True Cash Value =					13,860

2017 Est. T.C.V. 009-034-006-00	=	155,636			
Est. TCV/Total Floor Area = 69.29, Most recent sale 04/22/2015 for 131,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
80,100	80,100	80,100	8,045	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,300	0	72	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
77,800	77,800	77,800	8,117	8,117	8,117

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009-034-006-50                      2017 Est. T.C.V.                      GREGG DAVID W & LINDA J  
 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
<Site Value I> RIVER SITE					35000	100		35,000
412 Actual Front Feet, 2.48 Total Acres							Total Est. Land Value =	35,000

2017 Est. T.C.V. 009-034-006-50                      =                      35,000

Est. TCV/Total Floor Area = 15.58

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,000	15,000	15,000	1,280	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	0	11	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,500	17,500	17,500	1,291	1,291	0	

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009-034-006-60                      2017 Est. T.C.V.                      BALDWIN CARL & HELEN  
 Property Class: 401                                           5272 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			7.500	Acres	2,567	100		19,250
		7.50	Total	Acres			Total Est. Land Value =	19,250

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1248 SF    Floor Area = 1248 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.95	-8.26	0.00	1248	60,765

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.75	200	1,350
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(17) Garages

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

Base Cost	20.29	672	13,635
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =    117,942

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =    94,353  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.950 => TCV of Bldg: 1 =    89,636

2017 Est. T.C.V. 009-034-006-60                      =    108,886

Est. TCV/Total Floor Area = 87.25

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
51,800	51,800	51,800	44,311	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	0	398	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,400	54,400	54,400	44,709	44,709	44,709	

009-034-006-70	2017 Est. T.C.V.	BRADLEY RICHARD & CAROL
Property Class: 401		5360 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	343.00	0.00	1.0000	1.0000	50	100		17,150
Residentia 3 - 7 @\$3000			4.97 Acres		3000	100		14,910
343 Actual Front Feet, 4.97 Total Acres Total Est. Land Value =								32,060

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	94	940
Total Estimated Land Improvements True Cash Value =					940

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1934

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1984 SF Floor Area = 1984 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Brick	Slab	48.88	-7.98	0.66	960	39,898
1+	Story Brick	Mich Bsmnt.	51.07	-3.50	0.66	1024	49,388

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: Exterior 1 Story	3050.00	1	3,050

(16) Porches

CCP (1 Story), Standard	20.88	192	4,009
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(17) Garages

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

Base Cost	9.93	896	8,897
Common Wall: 1 Wall	-731.25	1	-731
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 155,719

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 93,432  
ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 84,088

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

Base Rate for Upper Floors = 8.25

Adjusted Square Foot Cost for Upper Floors = 8.25

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 14 Height per Story Multiplier: 1.080

Parcel Number: 009-034-006-70

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Ave. Floor Area: 5,200      Perimeter: 290      Perim. Multiplier: 0.924  
Refined Square Foot Cost for Upper Floors: 8.23

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 11.361

Total Floor Area: 5,200      Base Cost New of Upper Floors =      59,079  
Reproduction/Replacement Cost =      59,079  
Eff.Age:40    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0  
Total Depreciated Cost =      20,678

ECF (RESIDENTIAL RURAL/ NON SUB)      1.100 => TCV of Bldg: 1 =      22,745  
Replacement Cost/Floor Area= 11.36      Est. TCV/Floor Area= 4.37

Total Estimated True Cash Value of Commercial/Industrial Buildings =      22,745

2017 Est. T.C.V. 009-034-006-70      =      139,833

Est. TCV/Total Floor Area = 19.46

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
69,500	69,500	69,500	56,862	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	0	511	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
69,900	69,900	69,900	57,373	57,373	57,373	

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009-034-006-80                      2017 Est. T.C.V.                      WILSON JEFFERY T & DAWN D  
 Property Class: 401                      5484 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	163.35	1.0000	1.0000	40	100		8,000
200 Actual Front Feet, 0.75 Total Acres                      Total Est. Land Value =								8,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	6.00	1.00	330	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	10	100
Total Estimated Land Improvements True Cash Value =					100

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	27.78	0.00	0	980	27,224

Other Additions/Adjustments	Rate	Size	Cost
(2) Skirting			
Metal Enamel	5.43	168	912
(9) Foundation			
Foundation Wall: Concrete	7.13	0	0

(13) Plumbing                      **Draft Record Card - Printed before March Board of Review**

Average Fixture(s)	Rate	Size	Cost
3 Fixture Bath	405.00	1	405
	1215.00	1	1,215

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

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

(16) Deck/Balcony	Rate	Size	Cost
Treated Wood,Standard	15.57	20	311

County Multiplier = 1.38    =>                      Cost New =    49,125

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,    Depr.Cost =    17,194  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.500 => TCV of Bldg: 1 =    8,597

2017 Est. T.C.V. 009-034-006-80                      =    16,697

Est. TCV/Total Floor Area = 17.04, Most recent sale 10/04/2005 for 15,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
8,700	8,700	8,700	8,224	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-400	0	74	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,300	8,300	8,300	8,298	8,298	0

009-034-006-90	2017 Est. T.C.V.	GOHN DARYL & COLLEEN
Property Class: 401		8481 W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE 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	1185.27	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 8.98 Total Acres Total Est. Land Value =								13,200

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	728	0	0
Shed: Metal Prefab	6.55	1.00	576	50	1,886

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					2,836

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 1993

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1688 SF Floor Area = 2532 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	82.55	0.00	3.01	1688	144,425

Other Additions/Adjustments

	Rate	Size	Cost
Wood Furnace Add-On	1575.00	1	1,575

(1) Exterior

Stone Veneer	10.25	200	2,050
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(13) Plumbing

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Average Fixture(s)	Rate	Size	Cost
3 Fixture Bath	760.00	1	760
2 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) Porches

WPP, Standard	7.10	704	4,998
WPP, Standard	30.74	20	615

(16) Deck/Balcony

Treated Wood,Standard	8.82	80	706
Treated Wood,Standard	13.06	32	418

(16) Breezeways

Frame Wall,Finished	27.75	176	4,884
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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
Automatic Doors	375.00	1	375

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

Base Cost	10.13	2560	25,933
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 =>

Cost New = 286,038



Parcel Number: 009-034-006-90

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0,      Depr.Cost =      223,110  
 ECF (RESIDENTIAL RURAL/ NON SUB)      0.950 => TCV of Bldg: 1 =      211,954

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2017 Est. T.C.V. 009-034-006-90 = 227,990

Est. TCV/Total Floor Area = 90.04, Most recent sale 11/17/2014 for 190,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
107,700	107,700	107,700	101,102	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,300	0	0	909	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
114,000	114,000	114,000	102,011	102,011	102,011	

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009-034-007-00	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 Res 6.RESIDENTIAL ACREAGE & LOTS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & 2013 EQ RATE			11.100	Acres	2,100	100		23,310
		11.10	Total Acres		Total Est. Land Value =			23,310

2017 Est. T.C.V. 009-034-007-00	=	0			
Est. TCV/Total Floor Area =		0.00			
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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009-034-007-50                      2017 Est. T.C.V.                      LAKE TOWNSHIP  
 Property Class: 700                      M-55  
 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
CLAM RIV 60/FF	1500.00	220.70	1.0000	1.0000	60	100		90,000
1500 Actual Front Feet, 7.60	Total Acres		Total Est. Land Value =					90,000

2017 Est. T.C.V. 009-034-007-50                      =                      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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009-034-008-00	2017 Est. T.C.V.	DEVOS PATRICIA J & DEANA MARIE J/T
Property Class: 102		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 30 - 65 ACRES		40.00 Acres			3600	100		144,000
		40.00 Total Acres					Total Est. Land Value =	144,000

2017 Est. T.C.V. 009-034-008-00 = 144,000

Est. TCV/Total Floor Area = 56.87

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
74,000	74,000	74,000	14,981	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,000	0	0	134	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
72,000	72,000	72,000	15,115	15,115	15,115	

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009-034-009-00                      2017 Est. T.C.V.                      BILLETT WILLIAM N  
 Property Class: 101                                                                5560 S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 30 - 65 ACRES		40.00 Acres	3600	100				144,000
		40.00 Total Acres					Total Est. Land Value =	144,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.12	1.00	480	94	1,408
Shed: Wood Frame	6.45	1.00	450	25	726
Total Estimated Land Improvements True Cash Value =					2,134

< 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	Siding	Comp.Shingle	27.78	1.21	0	980	28,410

Other Additions/Adjustments	Rate	Size	Cost
(2) Skirting Metal Enamel	5.43	168	912
(9) Foundation Foundation Wall: Concrete	7.13	0	0
(13) Plumbing Average Fixture(s)	405.00	1	405

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(15) Built-Ins & Fireplaces Appliance Allowance	1235.00	1	1,235
(16) Deck/Balcony Pine, Standard	6.12	96	588
(17) Garages Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.22	840	8,585
Mechanical Doors	325.00	2	650

County Multiplier = 1.38 =>                      Cost New =                      56,283

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,    Depr.Cost =                      19,699  
 ECF (101 AGRICULTURE)                      0.600 => TCV of Bldg: 1 =                      11,819

Cost Est. for Res. Bldg: 2    Single Family    MANU-BOCA/STATE Cls D    Blt 1980

(11) Heating System: Electric Wall Heat  
 Ground Area = Size for Rates = 1092 SF    Floor Area = 1092 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	47.60	0.00	-1.39	1092	50,461

Other Additions/Adjustments	Rate	Size	Cost
Wood Furnace Add-On	1200.00	1	1,200

(14) Water/Sewer Well, 100 Feet	2425.00	1	2,425
2000 Gal Septic	4500.00	1	4,500

County Multiplier = 1.38 =>                      Cost New =                      80,849

Notes: PORTABLE CLASSROOM

Parcel Number: 009-034-009-00 Page: 2

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 48,509  
ECF (101 AGRICULTURE) 0.600 => TCV of Bldg: 2 = 29,106

Ag. Bld 1 0, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost  
Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:  
Rate Height-%Adj Perim.-%Adj Heat-Adj Size CountyMult. Cost New  
10.10 1.038 1.513 0.00 600 1.38 13,134  
Phy/Ab.Phy/Func/Econ/Comb.%Good= 25/100/ 25/100/6.3, Depr.Cost = 821  
ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 1 = 944

Total Estimated True Cash Value of Agricultural Buildings = 944

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0  
Description of Occupancy: MOST WESTERLY STORAGE SHED

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: 12 Height per Story Multiplier: 1.040  
Ave. Floor Area: 1,700 Perimeter: 168 Perim. Multiplier: 1.037  
Refined Square Foot Cost for Upper Floors: 10.08

County Multiplier: 1.36, Final Square Foot Cost for Upper Floors = 13.714

Total Floor Area: 1,700 Base Cost New of Upper Floors = 23,314

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Reproduction/Replacement Cost = 23,314  
Eff.Age:45 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0  
Total Depreciated Cost = 8,160

ECF (101 AGRICULTURE) 0.850 => TCV of Bldg: 1 = 6,936  
Replacement Cost/Floor Area= 13.71 Est. TCV/Floor Area= 4.08

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

Costs are taken from the Shed, Utility, 3 Wall cost schedules.  
<<<<< Calculator Cost Computations >>>>>  
Class: S Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 7.30  
Adjusted Square Foot Cost for Upper Floors = 7.30

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 12 Height per Story Multiplier: 1.040  
Ave. Floor Area: 1,080 Perimeter: 132 Perim. Multiplier: 1.098  
Refined Square Foot Cost for Upper Floors: 8.34

County Multiplier: 1.36, Final Square Foot Cost for Upper Floors = 11.337

Total Floor Area: 1,080 Base Cost New of Upper Floors = 12,244

Reproduction/Replacement Cost = 12,244  
Eff.Age:45 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0  
Total Depreciated Cost = 4,285

ECF (101 AGRICULTURE) 0.850 => TCV of Bldg: 2 = 3,643  
Replacement Cost/Floor Area= 11.34 Est. TCV/Floor Area= 3.37

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Total Estimated True Cash Value of Commercial/Industrial Buildings = 10,579

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2017 Est. T.C.V. 009-034-009-00	=	198,582				
Est. TCV/Total Floor Area = 40.93						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
101,100	101,100	101,100	42,325	0.90		
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,800	0	0	380	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
99,300	99,300	99,300	42,705	42,705	42,705	

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009-034-010-00	2017 Est. T.C.V.	DEZEEUW KENNETH W & BRENDA K
Property Class: 102		W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 121 - 400 Acres	150.00	Acres	3600	100				540,000
	150.00	Total Acres					Total Est. Land Value =	540,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Agricultural Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
8' DIAMETER WELL	15750.00	1.00	1.0	88	13,860
	Total Estimated Land Improvements True Cash Value =				13,860

2017 Est. T.C.V. 009-034-010-00	=	553,860
Est. TCV/Total Floor Area = 114.15, Most recent sale 04/16/2008 for 99		
2016 Assessed	MBOR	S.E.V.
258,200	258,200	258,200
		Base for Cap
		51,686
		C.P.I.
		0.90
2017 New Eq. Adjustment	Loss	Additions
0	18,700	0
		Tax Adjustment
		465
		Losses
		0
2017 Assessed	MBOR	S.E.V.
276,900	276,900	276,900
		Capped
		->Taxable<-
		52,151
		PRE/MBT
		52,151

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009-034-011-00                      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			9.990 Acres		4,000	100		39,960
		9.99	Total Acres		Total Est.		Land Value =	39,960

2017 Est. T.C.V. 009-034-011-00	=	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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009-034-012-00	2017 Est. T.C.V.	DEZEEUW KENNETH W & BRENDA K
Property Class: 101		W CADILLAC RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 IRRIGATED	3800/	119.91	Acres	3800	100			455,658
AG SW 2014 UNTILLABLE		35.50	Acres	1700	100			60,350
	155.41	Total Acres					Total Est. Land Value =	516,008

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Agricultural Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
8' DIAMETER WELL	15750.00	1.00	1.0	88	13,860
	Total Estimated Land Improvements True Cash Value =				13,860

Ag. Bld 1 1941, 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 1.047 0.00 1600 1.38 40,134  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/ 50/100/17.5, Depr.Cost = 7,023  
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 1 = 8,077

Ag. Bld 2 1961, 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 1.005 0.00 2304 1.38 55,474  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/ 90/100/31.5, Depr.Cost = 17,474  
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 2 = 20,096

Ag. Bld 3 1965, 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 1.043 0.00 1664 1.38 7,532  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/ 90/100/31.5, Depr.Cost = 2,373  
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 3 = 2,729

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Ag. Bld 4 1956, 4 Wall Utility Building 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  
 6.15 0.963 1.127 0.00 960 1.38 8,843  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/ 75/100/26.3, Depr.Cost = 2,321  
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 4 = 2,669

Ag. Bld 5 1965, 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 0.937 0.00 4480 1.38 42,288  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/ 75/100/26.3, Depr.Cost = 11,101  
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 5 = 12,766

Ag. Bld 6 1944, 4 Wall Toolshed 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  
 5.55 0.963 1.415 0.00 280 1.38 2,922  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 25/100/100/100/25.0, Depr.Cost = 731  
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 6 = 840

Ag. Bld 7 0, 4 Wall Barn, Free-Stall Class:D,Pole Quality:Cheap  
 Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:  
 Rate Height-%Adj Perim.-%Adj Heat-Adj Size CountyMult. Cost New  
 5.20 1.000 0.915 0.00 9120 1.38 59,882  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/100/100/100/72.0, Depr.Cost = 43,115  
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 7 = 49,583

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Total Estimated True Cash Value of Agricultural Buildings = 96,760

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2017 Est. T.C.V. 009-034-012-00 = 626,628

Est. TCV/Total Floor Area = 129.15, Most recent sale 04/16/2008 for 99

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
294,100	294,100	294,100	108,106	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,200	0	0	972	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
313,300	313,300	313,300	109,078	109,078	109,078	

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009-034-012-95	2017 Est. T.C.V.	DEZEEUW KENNETH W & BRENDA K
Property Class: 401		8670 W CADILLAC RD
Map #:	LAKE TOWNSHIP	Lake 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
135 Actual Front Feet, 0.70 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	97	970
Total Estimated Land Improvements True Cash Value =					970

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls D Blt 1920

(11) Heating System: Forced Air w/ Ducts  
Ground Area = Size for Rates = 996 SF Floor Area = 1464 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	69.62	-8.43	1.15	624	38,900
1	Story Siding	Basement	48.51	0.00	0.66	372	18,291

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
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(16) Breezeways

Frame Wall,Finished	26.75	80	2,140
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County Multiplier = 1.38 => Cost New = 90,233

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 63,163

Separately Depreciated Items:

(16) Porches

CCP (1 Story), Standard	24.99	120	2,999
County Multiplier = 1.38 =>			Cost New = 4,138
Phy/Ab.Phy/Func/Econ/Comb.%Good= 46/100/100/100/46.0,			Depr.Cost = 1,904

(17) Garages

Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	16.27	560	9,111
County Multiplier = 1.38 =>			Cost New = 12,573
Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,			Depr.Cost = 9,430

Total Depreciated Cost = 74,497  
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 70,772

2017 Est. T.C.V. 009-034-012-95	=	79,742			
Est. TCV/Total Floor Area = 54.47, Most recent sale 01/01/2002 for 50,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
37,500	37,500	37,500	32,302	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,400	0	0	290	0

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Parcel Number: 009-034-012-95

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
39,900	39,900	39,900	32,592	32,592	0

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009-034-013-00                      2017 Est. T.C.V.                      DEZEEUW KENNETH & BRENDA  
 Property Class: 102                                           CADILLAC 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

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Agricultural Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
8' DIAMETER WELL	15750.00	1.00	1.0	88	13,860
	Total Estimated Land Improvements True Cash Value =				13,860

2017 Est. T.C.V. 009-034-013-00	=	301,860			
Est. TCV/Total Floor Area = 206.19, Most recent sale 02/18/2004 for 120,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
150,900	150,900	150,900	72,092	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	648	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
150,900	150,900	150,900	72,740	72,740	72,740

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009-035-001-00	2017 Est. T.C.V.	MULDER HAROLD D
Property Class: 401		7021 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	330.00	1244.76	1.0000	1.0000	75	100		24,750
330 Actual Front Feet, 9.43 Total Acres Total Est. Land Value =								24,750

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	72	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.2	95	190
Total Estimated Land Improvements True Cash Value =					190

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2014

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 849 SF Floor Area = 849 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	61.41	0.00	0.00	849	52,137

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WCP (1 Story), Standard	34.40	55	1,892
WCP (1 Story), Standard	48.73	28	1,364

County Multiplier = 1.38 => Cost New = 85,434

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 84,579  
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 80,350

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1974

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

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

Base Rate for Upper Floors = 8.25

Adjusted Square Foot Cost for Upper Floors = 8.25

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 14 Height per Story Multiplier: 1.080  
Ave. Floor Area: 2,128 Perimeter: 0 Perim. Multiplier: 1.000  
Refined Square Foot Cost for Upper Floors: 8.91

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 12.296

Total Floor Area: 2,128 Base Cost New of Upper Floors = 26,165  
Reproduction/Replacement Cost = 26,165

Parcel Number: 009-035-001-00 Page: 2

Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0  
Total Depreciated Cost = 9,158

ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 10,074  
Replacement Cost/Floor Area= 12.30 Est. TCV/Floor Area= 4.73

Total Estimated True Cash Value of Commercial/Industrial Buildings = 10,074

2017 Est. T.C.V. 009-035-001-00 = 115,364  
Est. TCV/Total Floor Area = 38.75

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,300	55,300	55,300	52,055	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	0	468	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,700	57,700	57,700	52,523	52,523	52,523	

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009-035-002-00                      2017 Est. T.C.V.                      MULDER HAROLD D  
 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
GROUP H \$75/FF	330.00	1226.00	1.0000	1.0000	75	100		24,750
330 Actual Front Feet, 9.29 Total Acres							Total Est. Land Value =	24,750

2017 Est. T.C.V. 009-035-002-00                      =                      24,750

Est. TCV/Total Floor Area = 8.31

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,400	12,400	12,400	5,767	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	51	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,400	12,400	12,400	5,818	5,818	5,818	

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009-035-003-00	2017 Est. T.C.V.	FOUTS JAMES B & TRIBLEY SHANNON M
Property Class: 401		7249 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	330.00	1244.76	1.0000	1.0000	75	100		24,750
330 Actual Front Feet, 9.43 Total Acres				Total Acres	Total Est. Land Value =			24,750

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

(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
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
Fireplace: Prefab 1 Story	1330.00	1	1,330

(16) Deck/Balcony

Treated Wood,Standard	7.60	100	760
Treated Wood,Standard	9.68	48	465
Treated Wood,Standard	8.08	80	646

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County Multiplier = 1.38 => Cost New = 95,516

Notes: 1998 CENTURY #MX9948281ABF

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 84,055  
ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 54,635

2017 Est. T.C.V. 009-035-003-00 = 79,385

Est. TCV/Total Floor Area = 50.89, Most recent sale 02/04/2014 for 68,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,300	35,300	35,300	35,300	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,400	0	317	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,700	39,700	39,700	35,617	35,617	0	

009-035-004-00                      2017 Est. T.C.V.                      TRIBLEY DOROTHY J  
 Property Class: 401                                           7139 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	330.00	1244.76	1.0000	1.0000	75	100		24,750
330 Actual Front Feet, 9.43 Total Acres                      Total Est. Land Value =								24,750

Cost Est. for Res. Bldg: 1    Single Family    1.75S                      Cls D    Blt 1940

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 960 SF    Floor Area = 1680 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	70.22	0.00	1.15	960	68,515

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

CCP (1 Story), Standard	20.28	208	4,218
CCP (1 Story), Standard	24.21	128	3,099

(17) Garages

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Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	13.46	864	11,629
Mechanical Doors	325.00	1	325
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	14.14	400	5,656
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =>                      Cost New =    137,755

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    89,541  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.950 => TCV of Bldg: 1 =    85,064

2017 Est. T.C.V. 009-035-004-00                      =    109,814

Est. TCV/Total Floor Area = 65.37

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
52,400	52,400	52,400	43,474	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,500	0	0	391	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
54,900	54,900	54,900	43,865	43,865	43,865

009-035-005-00                      2017 Est. T.C.V.                      GISCHIA JEFFREY T & DEBORAH A  
 Property Class: 401                      7421 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		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	3.44	1.00	384	71	938
Shed: Wood Frame	8.81	1.00	308	71	1,927
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 =					7,615

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls    C+10    Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2806 SF    Floor Area = 3346 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.81	0.00	0.00	1328	84,740
1	Story Siding	Crawl Space	63.81	-8.18	0.00	80	4,450
1	Story Siding	Basement	63.81	0.00	0.00	288	18,377
1	Story Siding	Slab	63.81	-10.38	0.00	780	41,675
1	Story Siding	Slab	63.81	-10.38	0.00	330	17,632
1	Story Siding	Overhang	33.81	0.00	0.00	540	18,257

Other Additions/Adjustments                      Rate                      Size                      Cost

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(9) Basement Finish

Basement Living Finish	17.25	1240	21,390
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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 2 Story	3825.00	1	3,825

(16) Porches

WSEP (1 Story), Standard	27.29	172	4,694
WCP (1 Story), Standard	38.16	48	1,832
WCP (1 Story), Standard	25.27	132	3,336
CGEP (1 Story), Standard	77.28	32	2,473
WCP (1 Story), Standard	17.96	384	6,897

(16) Deck/Balcony

Treated Wood,Standard	9.21	70	645
Treated Wood,Standard	7.41	157	1,163

(16) Breezeways

Frame Wall,Finished	27.75	169	4,690
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(17) Garages

Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.13	2560	25,933

Parcel Number: 009-035-005-00		Page: 2	
Mechanical Doors	350.00	2	700
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	13.95	960	13,392
Class:C Exterior: Siding Foundation: 42 Inch (Finished )			
Base Cost	18.48	900	16,632
Automatic Doors	375.00	2	750
Storage area over garage	3.95	600	2,370
County Multiplier = 1.38 =>		Cost New =	424,333
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,		Depr.Cost =	360,683
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 =>		TCV of Bldg: 1 =	342,649

2017 Est. T.C.V. 009-035-005-00		=		378,764		
Est. TCV/Total Floor Area = 113.20, Most recent sale 10/01/2002 for 250,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
180,700	180,700	180,700	147,122	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,700	0	0	1,324	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
189,400	189,400	189,400	148,446	148,446	148,446	

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009-035-005-40                      2017 Est. T.C.V.                      GISCHIA JEFFREY T & DEBORAH A  
 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 PARTOF>20@\$2000		25.00	Acres		2000	100		50,000
		25.00	Total Acres				Total Est. Land Value =	50,000

2017 Est. T.C.V. 009-035-005-40                      =                      50,000

Est. TCV/Total Floor Area = 14.94

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,300	26,300	26,300	20,706	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,300	0	0	186	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,000	25,000	25,000	20,892	20,892	20,892	

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009-035-006-00                      2017 Est. T.C.V.                      DUVALL GREGORY A & SHERYL F  
 Property Class: 401                      7341 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
2013 EQ RATES&SALES			17.500	Acres	2,529	100		44,250
		17.50	Total Acres		Total Est.		Land Value =	44,250

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1520 SF    Floor Area = 1520 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	62.67	0.00	0.00	1520	95,258

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

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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	43.22	40	1,729
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(16) Deck/Balcony

Treated Wood, Standard	6.42	432	2,773
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Finished )							
Base Cost			22.65		576		13,046
Common Wall: 1/2 Wall			-650.00		1		-650
Mechanical Doors			350.00		1		350
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)							
Base Cost			9.61		960		9,226
Mechanical Doors			325.00		1		325

County Multiplier = 1.38 =>                      Cost New =                      181,874

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =                      154,593  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =                      146,863

2017 Est. T.C.V. 009-035-006-00                      =                      192,063  
 Est. TCV/Total Floor Area = 126.36, Most recent sale 05/01/1997 for 16,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
91,700	91,700	91,700	82,620	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,300	0	743	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
96,000	96,000	96,000	83,363	83,363	83,363

009-035-007-00	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 .

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

2017 Est. T.C.V. 009-035-007-00 = 0

Est. TCV/Total Floor Area = 0.00

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

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009-035-007-95                      2017 Est. T.C.V.                      VANDRIE BUILDING CO INC  
 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
SALES & 2013 EQ RATE			1.170 Acres		10,256	100		12,000
		1.17	Total Acres				Total Est. Land Value =	12,000

2017 Est. T.C.V. 009-035-007-95                      =                      12,000

Est. TCV/Total Floor Area = 7.89, Most recent sale 06/07/2004 for 3,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
6,000	6,000	6,000	2,611	0.90

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	23	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,000	6,000	6,000	2,634	2,634	0

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009-035-008-00                      2017 Est. T.C.V.                      FORD DAVID & DAWN  
 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	330.00	708.84	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.37 Total Acres                      Total Est. Land Value =								13,200

2017 Est. T.C.V. 009-035-008-00                      =                      13,200

Est. TCV/Total Floor Area = 8.68, Most recent sale 06/29/2007 for 20,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
6,600	6,600	6,600	6,600	0.90

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

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,600	6,600	6,600	6,659	6,600	6,600

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009-035-008-50                      2017 Est. T.C.V.                      FORD DAVID  
 Property Class: 401                      7397 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	296.00	441.49	1.0000	1.0000	125	100		37,000
296 Actual Front Feet, 3.00 Total Acres                      Total Est. Land Value =								37,000

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	5900	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    BI                      Cls    C+5    Blt 1986

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1439 SF    Floor Area = 2290 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Bi-Level	Siding	Bi-Lev. 80%	85.39	0.00	0.00	1064	90,855
1	Story Siding	Slab	66.34	-11.46	0.00	375	20,580

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	7.32	576	4,216
WPP, Standard	9.56	274	2,619

(16) Breezeways

Frame Wall,Finished	27.75	126	3,497
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(17) Carports

Aluminum	7.70	379	2,918
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(17) Garages

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

Base Cost	10.13	1295	13,118
Common Wall: 1 Wall	-768.75	1	-769

County Multiplier = 1.38 =>                      Cost New =                      199,231

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =                      149,423  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =                      141,952

Cost Estimates for Commercial/Industrial Building/Section: 1                      Built 1983  
 Description of Occupancy: FORD'S ELECTRONICS

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

Parcel Number: 009-035-008-50

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(10) Heating system: Wall or Floor Furnace 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: 8 Height per Story Multiplier: 0.880  
Ave. Floor Area: 2,432 Perimeter: 216 Perim. Multiplier: 1.202  
Refined Square Foot Cost for Upper Floors: 18.88

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 26.056

Total Floor Area: 2,432 Base Cost New of Upper Floors = 63,368  
Reproduction/Replacement Cost = 63,368  
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0  
Total Depreciated Cost = 34,219

ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 37,640  
Replacement Cost/Floor Area= 26.06 Est. TCV/Floor Area= 15.48

Total Estimated True Cash Value of Commercial/Industrial Buildings = 37,640

2017 Est. T.C.V. 009-035-008-50 = 223,717

Est. TCV/Total Floor Area = 45.26

MCL 211.27(2) nonconsideration value = 10,000, Adjusted Value = 213,717

2016 Assessed MBOR S.E.V. Base for Cap C.P.I.  
102,500 102,500 102,500 74,247 0.90

2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses  
0 4,400 0 0 668 0

2017 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT  
106,900 106,900 106,900 74,915 74,915 54,688

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009-035-009-00                      2017 Est. T.C.V.                      OSBORN ROBERT & MOLLIE  
 Property Class: 401                      7451 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	330.00	1108.80	1.0000	1.0000	75	100		24,750
330 Actual Front Feet, 8.40 Total Acres                      Total Est. Land Value =								24,750

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.86	1.00	1750	0	0
D/W/P: 4in Ren. Conc.	5.31	1.00	700	0	0
D/W/P: 4in Ren. Conc.	5.31	1.00	350	0	0
D/W/P: 4in Ren. Conc.	5.31	1.00	504	0	0
Shed: Wood Frame	12.49	1.00	195	50	1,218

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	2.0	94	4,700
Total Estimated Land Improvements True Cash Value =					5,918

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls    B-10    Blt 2001

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2005 SF    Floor Area = 3092 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	75.99	0.00	1.58	830	64,383
1.5	Story Siding	Basement	94.36	0.00	2.37	1175	113,658
1	Story Siding	Overhang	45.69	0.00	0.00	500	22,845

Other Additions/Adjustments                      Rate                      Size                      Cost

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(9) Basement Finish  
 Basement Recreation Finish                      15.95                      1924                      30,688

(13) Plumbing  
 Average Fixture(s)                      1475.00                      1                      1,475  
 3 Fixture Bath                      4650.00                      2                      9,300

(14) Water/Sewer  
 Well, 100 Feet                      3050.00                      1                      3,050  
 1000 Gal Septic                      3850.00                      1                      3,850

(15) Built-Ins & Fireplaces  
 Appliance Allowance                      4125.00                      1                      4,125

(16) Porches  
 CCP (1 Story), Standard                      48.95                      44                      2,154  
 CCP (1 Story), Standard                      20.22                      496                      10,029  
 CCP (1 Story), Standard                      23.94                      272                      6,512

(17) Garages  
 Class:B Exterior: Siding Foundation: 42 Inch (Finished )  
 Base Cost                      30.75                      681                      20,941  
 Common Wall: 2 Wall                      -3825.00                      1                      -3,825  
 Automatic Doors                      500.00                      2                      1,000  
 Class:B Exterior: Pole Foundation: 42 Inch (Unfinished)  
 Base Cost                      16.01                      1904                      30,483  
 Storage area over garage                      4.85                      1500                      7,275

County Multiplier = 1.38    =>                      Cost New =                      452,560

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =                      407,304  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950    =>    TCV of Bldg: 1 =                      386,939

Parcel Number: 009-035-009-00

Page: 2

Cost Est. for Res. Bldg: 2 Single Family 2S Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 576 SF Floor Area = 1248 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	144.95	-14.35	3.70	576	77,357
1	Story Siding	Overhang	51.28	0.00	0.00	96	4,923

Other Additions/Adjustments Rate Size Cost

(13) Plumbing  
Average Fixture(s) 1120.00 1 1,120

(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

(16) Porches  
CPP, Standard 32.90 20 658

County Multiplier = 1.38 => Cost New = 128,709

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 115,838  
ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 2 = 104,255

2017 Est. T.C.V. 009-035-009-00 = 521,862

Est. TCV/Total Floor Area = 120.24, Most recent sale 03/16/2011 for 500,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
243,300	243,300	243,300	203,189	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	17,600	0	0	1,828	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
260,900	260,900	260,900	205,017	205,017	176,315

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009-035-010-00                      2017 Est. T.C.V.                      GISCHIA JEFFREY T & DEBORAH A  
 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 LTDACCESS@\$1200	40.00	Acres	1200	100				48,000
	40.00	Total Acres					Total Est. Land Value =	48,000

2017 Est. T.C.V. 009-035-010-00                      =                      48,000

Est. TCV/Total Floor Area = 11.06

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	20,000	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,000	0	0	180	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,000	24,000	24,000	20,180	20,180	20,180	

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009-035-012-00	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 .

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

2017 Est. T.C.V. 009-035-012-00 = 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	

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009-035-012-50	2017 Est. T.C.V.	LAKE TOWNSHIP
Property Class: 700		M-55
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
CLAM RIV 60/FF	700.00	429.38	1.0000	1.0000	60	100		42,000
700 Actual Front Feet, 6.90 Total Acres							Total Est. Land Value =	42,000

2017 Est. T.C.V. 009-035-012-50 = 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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009-035-013-00	2017 Est. T.C.V.	GISCHIA JEFFREY T & DEBORAH A
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$75/FF	66.00	1023.00	1.0000	1.0000	75	100		4,950
66 Actual Front Feet, 1.55 Total Acres							Total Est. Land Value =	4,950

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2017 Est. T.C.V. 009-035-013-00 = 4,950

Est. TCV/Total Floor Area = 1.14

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2,500	2,500	2,500	2,500	0.90	

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

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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009-035-014-00                      2017 Est. T.C.V.                      SAWMILLER JEREMY & HILARY  
 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 *		ADJACENT BLUE RD ESTATES			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100	5,000
		0.930 Acres			0	100	0
		0.93 Total Acres			Total Est. Land Value =		5,000

2017 Est. T.C.V. 009-035-014-00	=	5,000			
Est. TCV/Total Floor Area =	1.15				
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	-500	0	0	-500	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,500	2,500	2,500	3,027	2,500	2,500

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009-035-015-00                      2017 Est. T.C.V.                      WEIMEISTER J R & WEIMEISTER L A J/T  
 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 I> RIVER SITE					35000	100		35,000
365 Actual Front Feet, 3.14 Total Acres                      Total Est. Land Value =								35,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 632 SF    Floor Area = 632 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	54.43	-9.55	0.66	632	28,781

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	9.94	192	1,908
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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 =                      52,207

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =                      28,714  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.900 => TCV of Bldg: 1 =                      25,842

2017 Est. T.C.V. 009-035-015-00                      =                      60,842

Est. TCV/Total Floor Area = 96.27

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,800	27,800	27,800	11,846	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	0	106	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,400	30,400	30,400	11,952	11,952	0	

009-035-016-00                      2017 Est. T.C.V.                      MERRITT GARY A  
 Property Class: 401                                           5511 S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	500.00	633.87	1.0000	1.0000	100	100		50,000
500 Actual Front Feet, 7.28 Total Acres                      Total Est. Land Value =								50,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	168	71	410
Total Estimated Land Improvements True Cash Value =					410

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls    C-5    Blt 1975

(11) Heating System: Space Heater

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	81.15	0.00	0.00	1008	81,799

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	29.42	96	2,824
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(17) Garages

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

Base Cost	12.68	624	7,912
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County Multiplier = 1.38 =>                      Cost New =                      141,134

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,	Depr.Cost =	91,737
ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =		87,150

2017 Est. T.C.V. 009-035-016-00                      =                      137,560

Est. TCV/Total Floor Area = 90.98

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
66,200	66,200	66,200	47,267	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,600	0	425	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
68,800	68,800	68,800	47,692	47,692	47,692	

009-035-017-00	2017 Est. T.C.V.	RODGERS MICHAEL L
Property Class: 401		5521 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	430.00	633.14	1.0000	1.0000	100	100		43,000
430 Actual Front Feet, 6.25 Total Acres Total Est. Land Value =								43,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1152 SF Floor Area = 1152 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	47.07	0.00	0.66	1152	54,985

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

(13) Plumbing

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

(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

(17) Garages

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

Base Cost	9,300	1200	11,160
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County Multiplier = 1.38 => Cost New = 105,604

Phy/Ab.Phy/Func/Econ/Comb.%Good= 67/100/100/100/67.0, Depr.Cost = 70,755

Separately Depreciated Items:

(16) Deck/Balcony

Pine,Standard	4.73	372	1,760
County Multiplier = 1.38 =>		Cost New =	2,428
Phy/Ab.Phy/Func/Econ/Comb.%Good= 46/100/100/100/46.0,		Depr.Cost =	1,117

Total Depreciated Cost = 71,872  
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 68,278

2017 Est. T.C.V. 009-035-017-00 = 111,278

Est. TCV/Total Floor Area = 96.60

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,600	53,600	53,600	43,969	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	0	395	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,600	55,600	55,600	44,364	44,364	44,364	

009-035-018-00                      2017 Est. T.C.V.                      VANHOUTEN CLIFFORD  
 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 PARTOF>10@\$2000		5.00	Acres	2000	100			10,000
		5.00	Total Acres				Total Est. Land Value =	10,000

2017 Est. T.C.V. 009-035-018-00                      =                      10,000

Est. TCV/Total Floor Area = 8.68

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,300	5,300	5,300	4,322	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-300	0	0	38	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	4,360	4,360	4,360	

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009-035-018-50                      2017 Est. T.C.V.                      VANHOUTEN CLIFFORD  
 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 PARTOF>10@\$2000		5.00	Acres	2000	100			10,000
		5.00	Total Acres				Total Est. Land Value =	10,000

2017 Est. T.C.V. 009-035-018-50                      =                      10,000

Est. TCV/Total Floor Area = 8.68

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,300	5,300	5,300	4,163	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-300	0	0	37	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	4,200	4,200	4,200	

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009-035-019-00                      2017 Est. T.C.V.                      SCHOLTEN ARLENE M  
 Property Class: 401                      5675 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	134.00	225.00	1.0000	1.0000	40	100		5,360
134 Actual Front Feet, 0.69 Total Acres                      Total Est. Land Value =								5,360

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    C-5    Blt 2005

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1324 SF    Floor Area = 1324 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.81	-8.63	0.00	1324	69,086

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	33.70	16	539
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(16) Deck/Balcony

Roof Cover Only,Standard	8.60	480	4,128
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost		16.54	784	12,967			
Common Wall: 1 Wall		-1300.00	1	-1,300			
Automatic Doors		375.00	1	375			
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)							
Base Cost		9.30	1200	11,160			
Mechanical Doors		325.00	2	650			

County Multiplier = 1.38 =>                      Cost New =                      149,683  
 Notes: MODULAR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0,    Depr.Cost =                      136,211  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.650 => TCV of Bldg: 1 =                      88,537

2017 Est. T.C.V. 009-035-019-00                      =                      94,847  
 Est. TCV/Total Floor Area = 71.64, Most recent sale 05/01/1996 for 3,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,300	40,300	40,300	40,300	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,100	0	362	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,400	47,400	47,400	40,662	40,662	40,662	

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009-035-019-10	2017 Est. T.C.V.	DICK RONALD L & BETTE JO TRUSTEES
Property Class: 101		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 8 - 17 Acres		12.10 Acres	3600	100				43,560
		12.10 Total Acres	Total Est. Land Value =					43,560

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Agricultural Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
8' DIAMETER WELL	15750.00	1.00	1.0	89	14,018
Total Estimated Land Improvements True Cash Value =					14,018

2017 Est. T.C.V. 009-035-019-10	=	57,578			
Est. TCV/Total Floor Area = 43.49, Most recent sale 04/15/2005 for 0					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
29,400	29,400	29,400	13,463	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	121	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,800	28,800	28,800	13,584	13,584	13,584

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009-035-019-75                      2017 Est. T.C.V.                      THOMAS ROGER L & CHARLENE  
 Property Class: 401                      5663 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	127.00	298.40	1.0000	1.0000	40	100		5,080
127 Actual Front Feet, 0.87 Total Acres                      Total Est. Land Value =								5,080

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Solid, 6 ft.	14.18	1.00	48	0	0
Shed: Wood Frame	6.45	1.00	576	50	1,858
Shed: Wood Frame	9.17	1.00	96	50	440
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					3,248

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 1456 SF    Floor Area = 1456 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Piers    45.06    -11.02    0.66    1456    50,523

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, 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  
 Roof Cover Only, Standard                      10.00                      192                      1,920

County Multiplier = 1.38    =>                      Cost New =                      84,178  
 Notes: 1995 REDMAN

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =                      71,551  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.650 => TCV of Bldg: 1 =                      46,508

2017 Est. T.C.V. 009-035-019-75                      =                      54,836  
 Est. TCV/Total Floor Area = 37.66, Most recent sale 03/06/2012 for 28,778

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
23,700	23,700	23,700	22,214	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,700	0	0	199	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
27,400	27,400	27,400	22,413	22,413	0

12:10 PM

009-035-019-80                      2017 Est. T.C.V.                      BARTHOLOMEW JEREMY A  
 Property Class: 401                      5661 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	127.00	300.00	1.0000	1.0000	40	100		5,080
127 Actual Front Feet, 0.88 Total Acres                      Total Est. Land Value =								5,080

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	1200	0	0
Fencing: Wire Mesh, #9	1.87	1.00	100	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1376 SF    Floor Area = 1376 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	56.00	0.00	0.00	960	53,760
1	Story Siding	Crawl Space	56.00	-8.05	0.00	416	19,947

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

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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) Porches

CGEP (1 Story), Standard	37.91	128	4,852
WCP (1 Story), Standard	36.61	48	1,757

(17) Garages

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

Base Cost	9.30	2384	22,171
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =>                      Cost New =    157,600

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =    94,560  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.900 => TCV of Bldg: 1 =    85,104

2017 Est. T.C.V. 009-035-019-80                      =    91,134

Est. TCV/Total Floor Area = 66.23, Most recent sale 05/29/2014 for 49,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
45,300	45,300	45,300	39,819	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	358	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,600	45,600	45,600	40,177	40,177	40,177

009-035-019-94                      2017 Est. T.C.V.                      THOMAS ROGER L & CHARLENE  
 Property Class: 402                      S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 25/FF	100.00	127.00	1.0000	1.0000	25	100		2,500
100 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	2,500

2017 Est. T.C.V. 009-035-019-94                      =                      2,500

Est. TCV/Total Floor Area = 1.82, Most recent sale 08/21/2008 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,300	1,300	1,300	802	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	7	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,300	1,300	1,300	809	809	0

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009-035-019-95	2017 Est. T.C.V.	VANHOUTEN CLIFFORD
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 PARTOF>10@\$2000		0.17 Acres			2000	100		340
		0.17 Total Acres					Total Est. Land Value =	340

2017 Est. T.C.V. 009-035-019-95 = 340

Est. TCV/Total Floor Area = 0.25

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
200	200	200	200	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
200	200	200	201	200	200

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009-035-020-00	2017 Est. T.C.V.	SNELLER RONALD L & CYNTHIA R
Property Class: 401		5759 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000			5.00	Acres	3000	100		15,000
		5.00	Total Acres				Total Est. Land Value =	15,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.65	1.00	144	65	997
	Total Estimated Land Improvements True Cash Value =				997

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1900

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1200 SF Floor Area = 1500 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Mich Bsmnt.	74.78	-4.66	0.00	1200	84,144

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1,915.00	1	1,915
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(17) Garages

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

Base Cost	17.73	512	9,078
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County Multiplier = 1.38 => Cost New = 138,768

Phy/Ab.Phy/Func/Econ/Comb.%Good= 83/100/100/100/83.0, Depr.Cost = 115,178

Separately Depreciated Items:

(16) Porches

WGEP (1 Story), Standard	52.78	64	3,378
County Multiplier = 1.38 =>		Cost New =	4,662
Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0,		Depr.Cost =	4,149

(16) Deck/Balcony

Treated Wood,Standard	7.39	160	1,182
County Multiplier = 1.38 =>		Cost New =	1,632
Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,		Depr.Cost =	1,224

	Total Depreciated Cost =	120,550
ECF (RESIDENTIAL RURAL/ NON SUB)	0.950 => TCV of Bldg: 1 =	114,523

2017 Est. T.C.V. 009-035-020-00 = 130,520

Est. TCV/Total Floor Area = 87.01

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
61,900	61,900	61,900	49,528	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,400	0	0	445	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
65,300	65,300	65,300	49,973	49,973	49,973



009-035-021-10	2017 Est. T.C.V.	SAYLON GEORGE A SR TRUSTEE
Property Class: 401		5601 RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> RIVER SITE					35000	100		35,000
SALES & 2013 EQ RATE			55.900 Acres		1,579	100		88,260
		55.90	Total Acres				Total Est. Land Value =	123,260

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 1964

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1240 SF Floor Area = 1240 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	67.92	0.00	0.00	1240	84,221

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

Basement Recreation Finish	11.45	800	9,160
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

Average Fixture(s)	760.00	1	760
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**Draft Record Card - Printed before March Board of Review**

(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	26.40	120	3,168
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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: 18 Inch (Unfinished)

Base Cost	20.98	384	8,056
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County Multiplier = 1.38 => Cost New = 162,784

Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, Depr.Cost = 126,971

Separately Depreciated Items:

(17) Garages

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

Base Cost	15.95	720	11,484
Storage area over garage	3.95	660	2,607
County Multiplier = 1.38 =>		Cost New =	19,446
Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0,		Depr.Cost =	16,723

Total Depreciated Cost = 143,694

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Parcel Number: 009-035-021-10		Page: 2
<hr/>		
ECF (RESIDENTIAL RURAL/ NON SUB)	0.950 => TCV of Bldg: 1 =	136,510
<hr/>		
2017 Est. T.C.V. 009-035-021-10	=	262,145
Est. TCV/Total Floor Area = 211.41		
2016 Assessed	MBOR	S.E.V.
124,500	124,500	124,500
	Base for Cap	C.P.I.
	91,165	0.90
2017 New Eq. Adjustment	Loss	Additions
0	6,600	0
		Tax Adjustment
		820
2017 Assessed	MBOR	S.E.V.
131,100	131,100	131,100
	Capped	->Taxable<-
	91,985	91,985
		PRE/MBT
		91,985

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009-035-021-78	2017 Est. T.C.V.	GISCHIA JEFFREY T & DEBORAH A
Property Class: 402		W BLUE RD X
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$75/FF	66.00	990.00	1.0000	1.0000	75	100		4,950
66 Actual Front Feet, 1.50 Total Acres							Total Est. Land Value =	4,950

2017 Est. T.C.V. 009-035-021-78 = 4,950

Est. TCV/Total Floor Area = 3.99

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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009-035-021-80                      2017 Est. T.C.V.                      TOTTON EDWARD & MARIANNE (LE)  
 Property Class: 401                      5485 RIVERVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> RIVER SITE					35000	100		35,000
200 Actual Front Feet, 4.46 Total Acres                      Total Est. Land Value =								35,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	1488	82	4,197
Total Estimated Land Improvements True Cash Value =					4,197

Cost Est. for Res. Bldg: 1    Single Family    LOG                      C1s    C+5    Blt 1990

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1120 SF    Floor Area = 1960 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Pine Logs	Basement	103.15	0.00	0.00	1120	115,528

Other Additions/Adjustments                      Rate                      Size                      Cost

(9) Basement Finish

Basement Recreation Finish	11.45	750	8,588
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Pine                      w/Roof,Standard	17.95	160	2,872
Pine                      w/Roof,Standard	17.95	160	2,872

(17) Garages

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

Base Cost	15.68	1016	15,931
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County Multiplier = 1.38    =>                      Cost New =    217,730

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =    174,184  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.950 => TCV of Bldg: 1 =    165,475

2017 Est. T.C.V. 009-035-021-80                      =    204,672

Est. TCV/Total Floor Area = 104.42

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
94,900	94,900	94,900	82,423	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,400	0	741	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
102,300	102,300	102,300	83,164	83,164	83,164	

009-035-021-90                      2017 Est. T.C.V.                      KING MARGARET M  
 Property Class: 401                      5285 RIVERVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
200 Actual Front Feet, 0.99 Total Acres                      Total Est. Land Value =								8,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.42	1.00	480	94	641
Total Estimated Land Improvements True Cash Value =					641

Cost Est. for Res. Bldg: 1    Single Family    MANU-BOCA/STATE Cls    D+10    Blt 1988

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1456 SF    Floor Area = 1456 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	49.57	-8.36	0.72	1456	61,050

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

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Appliance Allowance	1235.00	1	1,235
Fireplace: Interior 1 Story	2600.00	1	2,600

(16) Deck/Balcony

Treated Wood,Standard	6.56	192	1,260
Pine                      w/Roof,Standard	17.45	136	2,373

(17) Garages

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

Base Cost	17.65	576	10,166
Common Wall: 1 Wall	-1175.00	1	-1,175
Automatic Doors	350.00	1	350

County Multiplier = 1.38    =>                      Cost New =    116,374

Notes: '88 FAIRMONT MANU

Phy/Ab.Phy/Func/Econ/Comb.%Good= 76/100/100/100/76.0,    Depr.Cost =    88,444  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.650 => TCV of Bldg: 1 =    57,489

2017 Est. T.C.V. 009-035-021-90                      =    66,130

Est. TCV/Total Floor Area = 45.42, Most recent sale 08/22/2011 for 56,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
28,200	28,200	28,200	28,200	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,900	0	253	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,100	33,100	33,100	28,453	28,453	0	

009-035-022-00                      2017 Est. T.C.V.                      ZUIDERVEEN LARRY A & APRIL E  
 Property Class: 401                      7580 W CADILLAC RD  
 Map #:                      LAKE TOWNSHIP                      MC BAIN, MI 49657

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

		* Factors *		RIVER FRONTAGE		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP I 100/FF	300.00	402.06	1.0000	1.0000	100 100	30,000
300 Actual Front Feet, 2.77 Total Acres                      Total Est. Land Value =						30,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.53	1.00	96	76	842
Total Estimated Land Improvements True Cash Value =					842

Cost Est. for Res. Bldg: 1    Single Family 1S                      Cls C    Blt 1986

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 1300 SF    Floor Area = 1300 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	64.18	0.00	0.00	1300	83,434

Other Additions/Adjustments                      Rate                      Size                      Cost

(9) Basement Finish  
 Basement Living Finish                      17.25                      800                      13,800

(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 1 Story	3875.00	1	3,875

(16) Deck/Balcony  

Treated Wood,Standard	6.50	354	2,301
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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
Mechanical Doors	350.00	1	350

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

Base Cost	10.91	1120	12,219
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      187,436

Phy/Ab.Phy/Func/Econ/Comb.%Good= 76/100/100/100/76.0,    Depr.Cost =                      142,452  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =                      135,329

2017 Est. T.C.V. 009-035-022-00                      =                      166,171

Est. TCV/Total Floor Area = 127.82

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
79,100	79,100	79,100	69,368	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,000	0	624	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
83,100	83,100	83,100	69,992	69,992	69,992

009-035-023-00                      2017 Est. T.C.V.                      POTTER ROBERT  
 Property Class: 401                      7480 W CADILLAC RD  
 Map #:                      LAKE TOWNSHIP                      MC BAIN, MI 49657

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

		* Factors *		RIVER FRONTAGE		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP H \$75/FF	280.00	482.69	1.0000	1.0000	75 100	21,000
280 Actual Front Feet, 3.10 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	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls    C+5    Blt 1994

(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	89.69	0.00	0.00	1008	90,408

  

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

(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 2 Story	4650.00	1	4,650
Fireplace: Wood Stove	1350.00	1	1,350

(16) Porches

WPP, Standard	9.49	280	2,657
WPP, Standard	16.43	72	1,183
WPP, Standard	17.31	64	1,108

(17) Garages

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

Base Cost	15.04	960	14,438
Automatic Doors	375.00	2	750

County Multiplier = 1.38 =>                      Cost New =                      174,230

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =                      139,384  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =                      132,415

2017 Est. T.C.V. 009-035-023-00	=	154,365				
Est. TCV/Total Floor Area = 102.09, Most recent sale 09/16/2016 for 154,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
71,900	71,900	71,900	62,772	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,300	0	0	14,428	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
77,200	77,200	77,200	63,336	77,200	77,200	

009-035-024-00                      2017 Est. T.C.V.                      SHAFFER GERALD A  
 Property Class: 401                      7380 W CADILLAC RD  
 Map #:                      LAKE TOWNSHIP                      MC BAIN, MI 49657

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	820.00	279.36	1.0000	1.0000	50	100		41,000
820 Actual Front Feet, 5.26 Total Acres                      Total Est. Land Value =								41,000

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 CD    Blt 1969

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 956 SF    Floor Area = 956 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	59.91	0.00	-0.21	956	57,073

Other Additions/Adjustments	Rate	Size	Cost
(9) Basement Finish			
Basement Recreation Finish	11.25	550	6,188

(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
Fireplace: Interior 1 Story	2900.00	1	2,900

(16) Porches			
WCP (1 Story), Standard	29.48	84	2,476

(16) Deck/Balcony			
Treated Wood, Standard	6.59	240	1,582

(17) Garages			
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	16.80	576	9,677
Mechanical Doors	350.00	1	350
Class:D Exterior: Pole Foundation: 42 Inch (Unfinished)			
Base Cost	10.01	1200	12,012
Mechanical Doors	325.00	1	325

County Multiplier = 1.38    =>                      Cost New =    139,928

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,    Depr.Cost =    99,349  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.950 => TCV of Bldg: 1 =    94,382

2017 Est. T.C.V. 009-035-024-00                      =    137,757

Est. TCV/Total Floor Area = 144.10

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
66,100	66,100	66,100	55,010	0.90	0	2,800	0	495	0



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Parcel Number: 009-035-024-00

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,900	68,900	68,900	55,505	55,505	55,505

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009-035-025-00	2017 Est. T.C.V.	VANHOUTEN CLIFFORD
Property Class: 401		5659 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 I> RIVER SITE					35000	100		35,000
		5.000 Acres			0	100		0
	5.00	Total Acres			Total Est.		Land Value =	35,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1977

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1489 SF Floor Area = 1849 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	80.06	0.00	2.87	720	59,710
1	Story Siding	Crawl Space	62.85	-8.80	1.92	769	43,041

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, 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) Deck/Balcony

Treated Wood,Standard	6.54	336	2,197
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	18.06	653	11,793
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	15.88	858	13,625
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 190,718

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 135,410

Separately Depreciated Items:

(16) Porches

CCP (1 Story), Standard	27.17	120	3,260
County Multiplier = 1.38 =>		Cost New =	4,499
Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,		Depr.Cost =	3,599

(16) Deck/Balcony

Treated Wood,Standard	6.92	226	1,564
County Multiplier = 1.38 =>		Cost New =	2,158

Parcel Number: 009-035-025-00 Page: 2

Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 2,115

Total Depreciated Cost = 141,124  
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 134,068

2017 Est. T.C.V. 009-035-025-00 = 173,818

Est. TCV/Total Floor Area = 94.01

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
80,400	80,400	80,400	61,368	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,500	0	0	552	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,900	86,900	86,900	61,920	61,920	61,920	

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009-035-026-00                      2017 Est. T.C.V.                      DURAND ELINOR TRUST  
 Property Class: 401                      W CADILLAC RD  
 Map #:                      LAKE TOWNSHIP                      LAKE 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	200.00	784.08	1.0000	1.0000	100	100		20,000
200 Actual Front Feet, 3.60 Total Acres                      Total Est. Land Value =								20,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Split, 2 Rail	7.50	1.00	50	94	353
Shed: Wood Frame	8.25	1.00	252	35	728
Total Estimated Land Improvements True Cash Value =					1,081

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 912 SF    Floor Area = 912 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	60.49	0.00	-0.21	912	54,975

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

(13) Plumbing

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

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

WGEP (1 Story), Standard	50.62	64	3,240
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(16) Deck/Balcony

Treated Wood, Standard	7.27	144	1,047
Treated Wood, Standard	14.09	24	338

County Multiplier = 1.38 =>                      Cost New =                      92,205

Phy/Ab.Phy/Func/Econ/Comb.%Good= 63/100/100/100/63.0,                      Depr.Cost =                      58,089

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.25	912	10,260
County Multiplier = 1.38 =>			Cost New = 14,159
Phy/Ab.Phy/Func/Econ/Comb.%Good= 25/100/100/100/25.0,			Depr.Cost = 3,540

(16) Porches

WGEP (1 Story), Standard	32.45	178	5,776
County Multiplier = 1.38 =>			Cost New = 7,971
Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0,			Depr.Cost = 5,899

Total Depreciated Cost = 67,527  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.950 =>    TCV of Bldg: 1 = 64,151

2017 Est. T.C.V. 009-035-026-00                      =                      85,232  
 Est. TCV/Total Floor Area = 93.46

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
40,700	40,700	40,700	31,943	0.90

Parcel Number: 009-035-026-00

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2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,900	0	0	287	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	42,600	42,600	42,600	32,230	32,230	0

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009-035-027-00	2017 Est. T.C.V.	DICK RONALD L & BETTE J TRUSTEES
Property Class: 401		5721 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 I> RIVER SITE					35000	100		35,000
		5.300 Acres			0	100		0
		5.30 Total Acres			Total Est. Land Value =			35,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.06	1.00	120	94	1,247
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					3,622

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = Size for Rates = 1592 SF Floor Area = 1592 SF.  
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost  
1 Story Brick Basement 69.65 0.00 0.00 1592 110,883

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

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

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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  
Fireplace: Interior 1 Story 3250.00 1 3,250

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

(17) Garages  
Class:D Exterior: Brick Foundation: 42 Inch (Unfinished)  
Base Cost 19.35 624 12,074  
Common Wall: 1 Wall -2125.00 1 -2,125  
Mechanical Doors 325.00 1 325  
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)  
Base Cost 13.68 832 11,382  
Mechanical Doors 325.00 1 325  
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)  
Base Cost 12.40 2304 28,570  
Mechanical Doors 325.00 3 975

County Multiplier = 1.38 => Cost New = 243,640

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 158,366  
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 150,448

2017 Est. T.C.V. 009-035-027-00 = 189,070  
Est. TCV/Total Floor Area = 118.76, Most recent sale 04/15/2005 for 325,000  
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.  
87,600 87,600 87,600 80,504 0.90  
2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses

Parcel Number: 009-035-027-00

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0	6,900	0	0	724	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
94,500	94,500	94,500	81,228	81,228	81,228

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009-035-028-00                      2017 Est. T.C.V.                      GISCHIA JEFFREY T & DEBORAH A  
 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	633.00	0.00	1.0000	1.0000	40	100		25,320
Residentia 18 -29 @\$2000		21.60 Acres			2000	100		43,200
633 Actual Front Feet, 21.60 Total Acres                      Total Est. Land Value =								68,520

2017 Est. T.C.V. 009-035-028-00                      =                      68,520

Est. TCV/Total Floor Area = 43.04, Most recent sale 10/01/2001 for 170,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,300	34,300	34,300	22,668	0.90		
2017	New Eq.	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	204	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,300	34,300	34,300	22,872	22,872	22,872	

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009-035-028-60                      2017 Est. T.C.V.                      MUSSELMAN JOHN & MARIA  
 Property Class: 401                      7575 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 8000/A			6.20 Acres		8000	100		49,600
		6.20	Total Acres				Total Est. Land Value =	49,600

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.07	1.00	80	74	715
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					3,090

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls    C+5    Blt 1993

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1184 SF    Floor Area = 1716 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	87.15	0.00	1.75	336	29,870
1	Story Siding	Basement	68.44	0.00	1.17	848	59,029
1	Story Siding	Overhang	37.86	0.00	0.00	364	13,781

Other Additions/Adjustments                      Rate                      Size                      Cost

(9) Basement Finish

Basement Recreation Finish	11.45	172	1,969
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	2	4,800
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: Prefab 1 Story	2200.00	1	2,200

(16) Deck/Balcony

Pine                      w/Roof,Standard	17.95	160	2,872
Treated Wood,Standard	6.79	255	1,731
Roof Cover Only,Standard	15.55	80	1,244

(17) Garages

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

Base Cost	20.14	728	14,662
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38    =>                      Cost New =    196,573

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =    167,087  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.950 => TCV of Bldg: 1 =    158,733

2017 Est. T.C.V. 009-035-028-60                      =    211,423

Est. TCV/Total Floor Area = 123.21

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
101,000	101,000	101,000	69,621	0.90

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2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,700	0	0	626	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	105,700	105,700	105,700	70,247	70,247	0

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009-035-028-70                      2017 Est. T.C.V.                      MUSSELMAN JOHN & MARIA  
 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 8000/A			5.80 Acres		8000	100		46,400
			5.80 Total Acres				Total Est. Land Value =	46,400

2017 Est. T.C.V. 009-035-028-70                      =                      46,400

Est. TCV/Total Floor Area = 27.04

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
23,200	23,200	23,200	13,788	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	124	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
23,200	23,200	23,200	13,912	13,912	0

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009-035-028-80                      2017 Est. T.C.V.                      SHUPE TIMOTHY & ELLEN TRUST  
 Property Class: 401                      7477 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
50/FF	1300.00	0.00	1.0000	0.0000	50	100*		0
Residentia 18 -29 @\$2000		26.06 Acres			2000	100		52,128

\* denotes lines that do not contribute to the total acreage calculation.  
 1300 Actual Front Feet, 26.06 Total Acres      Total Est. Land Value =      52,128

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	600	0	0
Shed: Wood Frame	11.40	1.00	100	94	1,072
Shed: Wood Frame	9.53	1.00	220	94	1,970

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 =					5,417

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls    C+10    Blt 2001

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1185 SF    Floor Area = 1378 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	82.45	0.00	0.00	771	63,569
1	Story Siding	Crawl Space	71.69	-10.28	0.00	293	17,993
1	Story Siding	Crawl Space	71.69	-10.28	0.00	121	7,431

Other Additions/Adjustments                      Rate                      Size                      Cost

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(9) Basement Finish

Basement Recreation Finish	11.45	771	8,828
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Wood Stove	1350.00	1	1,350

(16) Porches

WGEP (1 Story), Standard	36.49	147	5,364
WPP, Standard	10.68	199	2,125
WCP (1 Story), Standard	24.87	138	3,432
CCP (1 Story), Standard	29.95	99	2,965

(16) Deck/Balcony

Treated Wood, Standard	6.47	384	2,484
Treated Wood w/Roof, Standard	57.55	9	518

(17) Garages

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

Base Cost	18.18	919	16,707
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38    =>                      Cost New =      197,412

Parcel Number: 009-035-028-80

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,      Depr.Cost =      187,541  
 ECF (RESIDENTIAL RURAL/ NON SUB)      0.950 => TCV of Bldg: 1 =      178,164

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2017 Est. T.C.V. 009-035-028-80      =      235,709

Est. TCV/Total Floor Area = 171.05

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
112,600	112,600	112,600	96,401	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,300	0	0	867	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
117,900	117,900	117,900	97,268	97,268	97,268	

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009-035-029-00                      2017 Est. T.C.V.                      DICK RONALD L & BETTE J TRUSTEES  
 Property Class: 102                      S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 30 - 65 ACRES		52.54 Acres	3600	100				189,144
52.54 Total Acres                      Total Est. Land Value =								189,144

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Agricultural Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
8' DIAMETER WELL	15750.00	1.00	1.0	88	13,860
Total Estimated Land Improvements True Cash Value =					13,860

2017 Est. T.C.V. 009-035-029-00                      =                      203,004  
 Est. TCV/Total Floor Area = 147.32, Most recent sale 05/31/2006 for 280,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
104,100	104,100	104,100	53,787	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,600	0	484	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
101,500	101,500	101,500	54,271	54,271	54,271

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009-035-029-60	2017 Est. T.C.V.	DICK RONALD L & BETTE JO TRUSTEES
Property Class: 101		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 SURPLUS	1700/		2.41	Acres	1700	100		4,097
			2.41	Total Acres			Total Est. Land Value =	4,097

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

(11) Heating System: No Heating/Cooling

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

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

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

Base Cost	13.95	2208	30,802
Mechanical Doors	350.00	2	700
No Floor Deduction	-3.10	2208	-6,845

County Multiplier = 1.38 => Cost New = 34,026

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 32,325  
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 30,709

2017 Est. T.C.V. 009-035-029-60 = 34,806

Est. TCV/Total Floor Area = 0.00, Most recent sale 04/15/2005 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
16,600	16,600	16,600	14,744	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	800	0	0	132	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,400	17,400	17,400	14,876	14,876	14,876

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009-035-029-70	2017 Est. T.C.V.	ZORN JASON & ASHLEY
Property Class: 401		5921 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	313.62	289.00	1.0000	1.0000	40	100		12,545
314 Actual Front Feet, 2.08 Total Acres Total Est. Land Value =								12,545

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.22	1.00	2000	0	0
Shed: Wood Frame	7.23	1.00	462	50	1,670
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					2,620

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1909

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1428 SF Floor Area = 1974 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	70.78	0.00	0.00	1092	77,292
1	Story Siding	Slab	55.66	-9.59	0.00	336	15,480

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches  
CSEP (1 Story), Standard 28.02 154 4,315  
CCP (1 Story), Standard 27.14 112 3,040

(16) Deck/Balcony  
Treated Wood,Standard 7.10 160 1,136  
Treated Wood,Standard 9.15 64 586

(17) Garages  
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)  
Base Cost 15.84 784 12,419  
Common Wall: 1 Wall -1225.00 1 -1,225  
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)  
Base Cost 13.95 1120 15,624  
Storage area over garage 3.85 1000 3,850  
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)  
Base Cost 9.71 1120 10,875  
Mechanical Doors 350.00 2 700  
Storage area over garage 3.85 560 2,156

County Multiplier = 1.38 => Cost New = 212,156

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 116,686

Separately Depreciated Items:

Square footage # 2 is depreciated at 73 %Good... Base Cost Was = 15,480



Parcel Number: 009-035-029-70

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County Multiplier = 1.38 =>	Cost New =	21,362
Phy./Ab.+hy/Func/Econ/Comb.%Good= 18/100/100/100/18.0,	Depr.Cost =	3,845
ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 =>	TCV of Bldg: 1 =	108,478

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2017 Est. T.C.V. 009-035-029-70 = 123,643

Est. TCV/Total Floor Area = 62.64

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
61,400	61,400	61,400	61,400	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	0	400	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
61,800	61,800	61,800	61,952	61,800	61,800	

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009-035-029-75                      2017 Est. T.C.V.                      ZUIDERVEEN LARRY  
 Property Class: 402                      W CADILLAC RD  
 Map #:                      LAKE TOWNSHIP                      LAKE 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			13.980	Acres	2,100	100		29,358
		13.98	Total Acres		Total Est.		Land Value =	29,358

2017 Est. T.C.V. 009-035-029-75                      =                      29,358

Est. TCV/Total Floor Area = 14.87

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,700	14,700	14,700	5,761	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	51	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,700	14,700	14,700	5,812	5,812	5,812	

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009-035-030-00                      2017 Est. T.C.V.                      PARKER PATRICK D & CAROL J  
 Property Class: 401                      7260 W CADILLAC RD  
 Map #:                      LAKE TOWNSHIP                      MC BAIN, MI 49657

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia AG 3600/A			24.58	Acres	3600	100		88,484
			24.58	Total Acres			Total Est. Land Value =	88,484

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wrought iron	5.89	1.00	200	94	1,107
	Total Estimated Land Improvements True Cash Value =				1,107

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	56.34	0.00	0.00	1328	74,820

Other Additions/Adjustments                      Rate                      Size                      Cost

(1) Exterior  
 Brick Veneer                      8.00                      324                      2,592

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

(14) Water/Sewer  
 Well, 50 Feet                      1575.00                      1                      1,575  
 1000 Gal Septic                      2895.00                      1                      2,895

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

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

(17) Garages  
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      13.82                      900                      12,438  
 Mechanical Doors                      350.00                      1                      350  
 Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)  
 Base Cost                      9.30                      3600                      33,480  
 Mechanical Doors                      325.00                      1                      325  
 No Floor Deduction                      -3.00                      3600                      -10,800

County Multiplier = 1.38 =>                      Cost New =                      175,538

Lump Sum Item(s):  
 504 SQ FT FV BARN                      1.00                      500.0                      500

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      114,424  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =                      108,703

2017 Est. T.C.V. 009-035-030-00                      =                      198,294  
 Est. TCV/Total Floor Area = 149.32

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
95,900	95,900	95,900	70,811	0.90		
2017 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	3,200	0	0	637	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
99,100	99,100	99,100	71,448	71,448	71,448	

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009-035-031-00                      2017 Est. T.C.V.                      BARRETT PATRICIA A TRUSTEE  
 Property Class: 402                                           WALEJUS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE 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	79.93	Acres	2200	100			175,848
79.93 Total Acres                      Total Est. Land Value =								175,848

2017 Est. T.C.V. 009-035-031-00                      =                      175,848

Est. TCV/Total Floor Area = 132.42

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
71,900	71,900	71,900	53,838	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,000	0	0	484	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
87,900	87,900	87,900	54,322	54,322	0

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Parcel Number: 009-036-001-00

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Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1977  
Description of Occupancy: CAL 174

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

Base Rate for Upper Floors = 8.25  
Adjusted Square Foot Cost for Upper Floors = 8.25

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 12 Height per Story Multiplier: 1.040  
Ave. Floor Area: 2,400 Perimeter: 220 Perim. Multiplier: 1.018  
Refined Square Foot Cost for Upper Floors: 8.73

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 12.054

Total Floor Area: 2,400 Base Cost New of Upper Floors = 28,928  
Reproduction/Replacement Cost = 28,928  
Eff.Age:34 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 50 /100/100/100/50.0  
Total Depreciated Cost = 14,464

ECF (201C COMMERCIAL GROUP C) 0.800 => TCV of Bldg: 2 = 11,571  
Replacement Cost/Floor Area= 12.05 Est. TCV/Floor Area= 4.82

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1993  
Description of Occupancy: CAL 174

Costs are taken from the Shed, Utility, 4 Wall cost schedules.  
<<<<< Calculator Cost Computations >>>>>  
Class: D,Pole Quality: Low Cost Percent Adj: +0  
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Base Rate for Upper Floors = 8.25  
Adjusted Square Foot Cost for Upper Floors = 8.25

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 12 Height per Story Multiplier: 1.040  
Ave. Floor Area: 1,920 Perimeter: 188 Perim. Multiplier: 1.035  
Refined Square Foot Cost for Upper Floors: 8.88

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 12.255

Total Floor Area: 1,920 Base Cost New of Upper Floors = 23,529  
Reproduction/Replacement Cost = 23,529  
Eff.Age:18 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 69 /100/100/100/69.0  
Total Depreciated Cost = 16,235

ECF (201C COMMERCIAL GROUP C) 0.800 => TCV of Bldg: 3 = 12,988  
Replacement Cost/Floor Area= 12.25 Est. TCV/Floor Area= 6.76

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 2009  
Description of Occupancy: CAL 174

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

Base Rate for Upper Floors = 8.25

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 1.60 100%  
Adjusted Square Foot Cost for Upper Floors = 9.85





Parcel Number: 009-036-001-00

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Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
/CI17/GOLC/SHOC/PARC3L	34000.00	18	1.38 1.00	100	844,560
ECF (201C COMMERCIAL GROUP C)	0.800 =>	TCV of Bldg:	5	=	675,648

Total Estimated True Cash Value of Commercial/Industrial Buildings = 981,768

2017 Est. T.C.V. 009-036-001-00 = 1,288,352

Est. TCV/Total Floor Area = 105.12

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
591,900	591,900	591,900	407,214	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	52,300	0	0	3,664	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
644,200	644,200	644,200	410,878	410,878	0	

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009-036-002-00	2017 Est. T.C.V.	WILLIAMS ARVILLA J & CORWIN CAROL
Property Class: 401		5190 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 H 75/FF	165.00	264.00	1.0000	1.0000	75	100		12,375
165 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								12,375

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 = 1166 SF Floor Area = 1166 SF.  
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost  
1 Story Siding Crawl Space 46.95 -8.08 0.66 1166 46,092

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing  
Average Fixture(s) 525.00 1 525

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

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

(16) Porches  
CCP (1 Story), Standard 29.27 80 2,342

(16) Breezeways  
Frame Wall, Unfinished 22.25 80 1,780

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(17) Garages  
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)  
Base Cost 15.03 672 10,100  
Mechanical Doors 325.00 1 325

County Multiplier = 1.38 => Cost New = 92,037

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 55,222  
ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 49,700

< 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 Siding Metal 31.07 -0.80 0 720 21,794

Other Additions/Adjustments	Rate	Size	Cost
Expando	21.00	64	1,344

(9) Foundation  
Foundation Wall: Concrete 7.13 0 0

County Multiplier = 1.38 => Cost New = 31,931

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 11,176  
ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 2 = 5,588

2017 Est. T.C.V. 009-036-002-00 = 67,663

Est. TCV/Total Floor Area = 35.88					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,900	33,900	33,900	27,514	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

Parcel Number: 009-036-002-00

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0	-100	0	0	247	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
33,800	33,800	33,800	27,761	27,761	27,761

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009-036-003-00	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 8 - 17 @\$1900		10.26	Acres		1900	100		19,500
		10.26	Total Acres				Total Est. Land Value =	19,500

2017 Est. T.C.V. 009-036-003-00 = 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	0

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009-036-004-00                      2017 Est. T.C.V.                      GILSON DONALD W JR & PENNY L  
 Property Class: 401                                           6693 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	236.50	3683.72	1.0000	1.0000	75	100		17,738
237 Actual Front Feet, 20.00 Total Acres      Total Est. Land Value =								17,738

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 980 SF      Floor Area = 980 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	59.59	-12.77	0.00	980	45,884

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(17) Garages

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

Base Cost	13.65	480	6,552
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County Multiplier = 1.38 =>      Cost New = 82,697

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,      Depr.Cost = 74,428  
 ECF (RESIDENTIAL RURAL/ NON SUB)      0.650 => TCV of Bldg: 1 = 48,378

2017 Est. T.C.V. 009-036-004-00                      = 66,116  
 Est. TCV/Total Floor Area = 67.47, Most recent sale 07/01/1998 for 30,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
29,200	29,200	29,200	29,200	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	262	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
33,100	33,100	33,100	29,462	29,462	29,462

009-036-004-30                      2017 Est. T.C.V.                      GRAY RUTH ANNE  
 Property Class: 401                                           6689 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
50/FF	236.00	188.00	1.0000	1.0000	50	100		11,800
236 Actual Front Feet, 1.02 Total Acres                      Total Est. Land Value =								11,800

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls D    Blt 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 988 SF    Floor Area = 1482 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	61.97	0.00	0.98	988	62,195

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(16) Porches  
 CGEP (1 Story), Standard                      38.18                      117                      4,467

County Multiplier = 1.38 =>                      Cost New =    100,349

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost = 60,209  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.900 => TCV of Bldg: 1 =    54,188

2017 Est. T.C.V. 009-036-004-30                      =    65,988

Est. TCV/Total Floor Area = 44.53

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,800	32,800	32,800	26,193	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	235	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,000	33,000	33,000	26,428	26,428	26,428	

009-036-004-40                      2017 Est. T.C.V.                      GRAY RUTH ANNE  
 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 \*                      160 X 231

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
2013 EQ RATES&SALES			0.848 Acres		10,800	100		9,158
		0.85	Total Acres				Total Est. Land Value =	9,158

2017 Est. T.C.V. 009-036-004-40							=	9,158
Est. TCV/Total Floor Area =	6.18, Most recent sale 02/15/2005 for 20,000							
2016 Assessed	MBOR	S.E.V.	Base for Cap		C.P.I.			
4,600	4,600	4,600	3,264		0.90			
2017	New Eq. Adjustment	Loss	Additions		Tax Adjustment		Losses	
	0	0	0		29		0	
2017 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT	
4,600	4,600	4,600	3,293		3,293		3,293	

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009-036-004-50                      2017 Est. T.C.V.                      SAPP JEANETTE M  
 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 \*                      194 X 231

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	\$15000				15000	100		15,000
194 Actual Front Feet, 1.02 Total Acres                      Total Est. Land Value =								15,000

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

(11) Heating System: No Heating/Cooling

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

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

(14) Water/Sewer

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

(17) Carports

Aluminum			7.50			800	6,000
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County Multiplier = 1.38 =>                      Cost New =                      15,794

Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0,                      Depr.Cost =                      12,161

Separately Depreciated Items:

Unit-in-Place Cost Items:

TRAVEL TRAILER			1.00			2000	2,000
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County Multiplier = 1.38 =>                      Cost New =                      2,760

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,                      Depr.Cost =                      2,622

Total Depreciated Cost =                      14,783

ECF (201B COMMERCIAL GROUP B)                      0.900 => TCV of Bldg: 1 =                      13,305

2017 Est. T.C.V. 009-036-004-50                      =                      28,305

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,300	17,300	17,300	2,678	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,100	0	0	24	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,200	14,200	14,200	2,702	2,702	0	

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009-036-004-60	2017 Est. T.C.V.	COMMUNITY CHURCH OF CHRIST
Property Class: 700		6535 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
COMMERCIAL 2-4A	9200		3.50	Acres	9200	100		32,200
			3.50	Total Acres			Total Est. Land Value =	32,200

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 5000	5000.00	1.00	1.0	95	4,750
	Total Estimated Land Improvements True Cash Value =				4,750

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

Costs are taken from the Visitor Center cost schedules.

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

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

Base Rate for Upper Floors = 53.05

Adjusted Square Foot Cost for Upper Floors = 53.05

1 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 0 Height per Story Multiplier: 0.780

Ave. Floor Area: 5,400 Perimeter: 0 Perim. Multiplier: 1.000

Refined Square Foot Cost for Upper Floors: 41.38

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 57.103

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Total Floor Area: 5,400	Base Cost New of Upper Floors =	308,356
	Reproduction/Replacement Cost =	308,356
Eff.Age:9	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 80 /100/100/100/80.0	
	Total Depreciated Cost =	246,685
ECF (201B COMMERCIAL GROUP B)	0.980 => TCV of Bldg: 1 =	241,751
Replacement Cost/Floor Area= 57.10	Est. TCV/Floor Area= 44.77	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 241,751

2017 Est. T.C.V. 009-036-004-60	=	0			
Est. TCV/Total Floor Area = 0.00, Most recent sale 01/01/2002 for 97,350					
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

009-036-004-70                      2017 Est. T.C.V.                      GRAY RUTH ANNE  
 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 \*                      160 X 231

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	160.00	231.00	1.0000	1.0000	50	100		8,000
160 Actual Front Feet, 0.85 Total Acres                      Total Est. Land Value =								8,000

2017 Est. T.C.V. 009-036-004-70	=	8,000			
Est. TCV/Total Floor Area =	1.48				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
4,000	4,000	4,000	3,047	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	27	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,000	4,000	4,000	3,074	3,074	3,074

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009-036-004-80                      2017 Est. T.C.V.                      SAPP JEANETTE M  
 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
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
194 Actual Front Feet,	1.03	Total Acres			Total Est.		Land Value =	8,000

2017 Est. T.C.V. 009-036-004-80                      =                      8,000

Est. TCV/Total Floor Area = 1.48

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
6,000	6,000	6,000	2,678	0.90

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-2,000	0	0	24	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,000	4,000	4,000	2,702	2,702	0

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009-036-004-90	2017 Est. T.C.V.	COCHRANE GEORGE E
Property Class: 401		6763 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		9.43	Acres	1900	100			17,917
		9.43	Total Acres				Total Est. Land Value =	17,917

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 C Blt 1981

(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	Crawl Space	63.48	-8.95	0.00	912	49,731
1	Story Siding	Basement	63.48	0.00	0.00	480	30,470

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

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

(17) Garages

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

Base Cost	17.55	576	10,109
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 136,924

Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, Depr.Cost = 106,801

Separately Depreciated Items:

(16) Porches

WCP (1 Story), Standard	38.16	48	1,832
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County Multiplier = 1.38 => Cost New = 2,528

Phy/Ab.Phy/Func/Econ/Comb.%Good= 51/100/100/100/51.0, Depr.Cost = 1,289

Total Depreciated Cost = 108,090

ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 70,259

2017 Est. T.C.V. 009-036-004-90 = 89,126

Est. TCV/Total Floor Area = 64.03

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
39,900	39,900	39,900	39,900	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,700	0	359	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
44,600	44,600	44,600	40,259	40,259	40,259

009-036-005-00                      2017 Est. T.C.V.                      JOHNSTON ROBERT R &  
 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 66 - 120	\$2200	77.73	Acres	2200	100			170,999
77.73 Total Acres                      Total Est. Land Value =								170,999

2017 Est. T.C.V. 009-036-005-00                      =                      170,999

Est. TCV/Total Floor Area = 122.84

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
70,000	70,000	70,000	52,284	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,500	0	0	470	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
85,500	85,500	85,500	52,754	52,754	0	

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009-036-006-00	2017 Est. T.C.V.	LAW DOUGLAS R & ZITA I
Property Class: 401		6540 W WALENJUS RD
Map #:	LAKE TOWNSHIP	LAKE 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: Asphalt Paving	1.61	1.00	2800	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					4,750

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+5 Blt 1982

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 840 SF Floor Area = 1050 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Basement	84.08	0.00	0.00	840	70,627

Other Additions/Adjustments

	Rate	Size	Cost
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WGEP (1 Story), Standard	52.78	64	3,378
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(16) Deck/Balcony

Treated Wood,Standard	6.85	240	1,644
Treated Wood,Standard	8.06	112	903

County Multiplier = 1.38 => Cost New = 116,833

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 81,783

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	840	9,618
County Multiplier = 1.38 =>		Cost New =	13,273
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	6,636

(17) Garages

Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.30	1920	17,856
County Multiplier = 1.38 =>		Cost New =	24,641
Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,		Depr.Cost =	23,163

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)	3.97	64	254
County Multiplier = 1.38 =>		Cost New =	351
Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0,		Depr.Cost =	344

Parcel Number: 009-036-006-00

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	Total Depreciated Cost =	111,926
ECF (RESIDENTIAL RURAL/ NON SUB)	0.950 => TCV of Bldg: 1 =	106,330

2017 Est. T.C.V. 009-036-006-00 = 132,080

Est. TCV/Total Floor Area = 125.79, Most recent sale 08/01/2002 for 124,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
62,900	62,900	62,900	54,976	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,100	0	0	494	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
66,000	66,000	66,000	55,470	55,470	55,470	

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009-036-007-00                      2017 Est. T.C.V.                      LUTZ KEITH E & MARILYN A TRUST  
 Property Class: 402                      W WALENJUS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000			5.00 Acres		3000	100		15,000
		5.00	Total Acres				Total Est. Land Value =	15,000

2017 Est. T.C.V. 009-036-007-00                      =                      15,000

Est. TCV/Total Floor Area = 14.29, Most recent sale 06/22/2015 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
7,500	7,500	7,500	2,241	0.90

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	20	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,500	7,500	7,500	2,261	2,261	2,261

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009-036-007-60	2017 Est. T.C.V.	STROM DAVID A & KATHY L
Property Class: 401		6666 W WALENJUS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

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

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	480	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	778	0	0
D/W/P: Asphalt Paving	1.61	1.00	5500	0	0
Shed: Wood Frame	11.40	1.00	100	50	570

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					5,320

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+10 Blt 1995

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1312 SF Floor Area = 1872 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	89.79	0.00	3.16	1120	104,104
1	Story Siding	Crawl Space	70.51	-10.01	2.11	192	12,021

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	2	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	1	1,915
Fireplace: Wood Stove	1350.00	1	1,350

(16) Porches

WCP (1 Story), Standard	19.93	256	5,102
CCP (1 Story), Standard	20.09	288	5,786

(16) Deck/Balcony

Treated Wood w/Roof, Standard	17.00	252	4,284
Treated Wood, Standard	7.34	168	1,233
Treated Wood, Standard	21.50	9	194
Treated Wood, Standard	21.50	12	258

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Finished )			
Base Cost	22.65	576	13,046
Storage area over garage	3.95	288	1,138
Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)			
Base Cost	10.91	1632	17,805
Mechanical Doors	350.00	1	350
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	14.38	468	6,730
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 258,075

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 219,364

Separately Depreciated Items:

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)	3.97	1668	6,622
County Multiplier = 1.38 =>		Cost New =	9,138
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	4,569
		Total Depreciated Cost =	223,933
ECF (RESIDENTIAL RURAL/ NON SUB)	0.950 =>	TCV of Bldg: 1 =	212,736

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1995

Costs are taken from the Shed, Utility, 3 Wall cost schedules.  
 <<<<< Calculator Cost Computations >>>>>  
 Class: D,Pole Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 6.20

Adjusted Square Foot Cost for Upper Floors = 6.20

1 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 12	Height per Story Multiplier: 1.040
Ave. Floor Area: 1,200	Perimeter: 140 Perim. Multiplier: 1.084

Refined Square Foot Cost for Upper Floors: 6.99

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 9.646

Total Floor Area: 1,200 Base Cost New of Upper Floors = 11,575

Eff.Age:20	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 / 100/100/100/44.0	Reproduction/Replacement Cost = 11,575
		Total Depreciated Cost = 5,093

ECF (RESIDENTIAL RURAL/ NON SUB)	1.100 =>	TCV of Bldg: 1 =	5,602
Replacement Cost/Floor Area= 9.65		Est. TCV/Floor Area= 4.67	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 5,602

2017 Est. T.C.V. 009-036-007-60 = 263,658  
Est. TCV/Total Floor Area = 85.83, Most recent sale 06/22/2015 for 24,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
110,900	110,900	110,900	105,515	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
15,100	5,800	0	15,100	949	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
131,800	131,800	131,800	121,564	121,564	121,564	

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009-036-008-00                      2017 Est. T.C.V.                      GRUNDER KORY  
 Property Class: 401                      6520 W WALENJUS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7	@\$3000		5.00	Acres	3000	100		15,000
		5.00	Total Acres				Total Est. Land Value =	15,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
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                      Blt 1982

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1484 SF    Floor Area = 1904 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	80.10	-8.81	0.00	840	59,884
1	Story Siding	Crawl Space	62.89	-8.81	0.00	644	34,828

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

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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	6.69	288	1,927
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(16) Breezeways

Frame Wall,Finished	27.75	70	1,943
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(17) Garages

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

Base Cost	12.68	624	7,912
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County Multiplier = 1.38 =>                      Cost New =                      165,742

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =                      116,019

Separately Depreciated Items:

Square footage # 2 is depreciated at 97 %Good...	Base Cost Was =	34,828
County Multiplier = 1.38 =>	Cost New =	48,062
Phy/Ab.+hy/Func/Econ/Comb.%Good= 27/100/100/100/27.0,	Depr.Cost =	12,977
ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 =>	TCV of Bldg: 1 =	122,546

2017 Est. T.C.V. 009-036-008-00                      =                      138,021

Est. TCV/Total Floor Area = 72.49, Most recent sale 01/10/2014 for 122,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
70,600	70,600	70,600	66,498	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,600	0	0	598	0	0

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Parcel Number: 009-036-008-00

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
69,000	69,000	69,000	67,096	67,096	0

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009-036-009-00	2017 Est. T.C.V.	LUTZ KEITH E & MARILYN A TRUST
Property Class: 401		6561 W WALENJUS RD
Map #:	LAKE TOWNSHIP	LAKE 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			60.300	Acres	1,566	100		94,420
		60.30	Total Acres		Total Est.		Land Value =	94,420

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	800	71	1,954
Total Estimated Land Improvements True Cash Value =					1,954

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 1979

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1536 SF Floor Area = 1536 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	65.72	0.00	0.00	1536	100,946

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

Basement Living Finish	17.25	1536	26,496
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

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(14) Water/Sewer

Well, 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 2 Story	4650.00	1	4,650

(16) Porches

CPP, Standard	18.57	60	1,114
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(17) Garages

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

Base Cost	17.47	704	12,299
Common Wall: 1 Wall	-1300.00	1	-1,300

County Multiplier = 1.38 => Cost New = 217,267

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 152,087

Separately Depreciated Items:

(17) Garages

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

Base Cost	27.10	224	6,070
County Multiplier = 1.38 =>		Cost New =	8,377
Phy/Ab.Phy/Func/Econ/Comb.%Good= 46/100/100/100/46.0,		Depr.Cost =	3,853

Total Depreciated Cost = 155,941  
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 148,144

2017 Est. T.C.V. 009-036-009-00 = 244,518  
Est. TCV/Total Floor Area = 159.19, Most recent sale 06/22/2015 for 24,000

Parcel Number: 009-036-009-00

Page: 2

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2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
129,000	129,000	129,000	84,119	0.90		
2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,498	12,198	0	-8,028	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
122,300	122,300	122,300	84,876	84,876	84,876	

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009-036-009-60                      2017 Est. T.C.V.                      HERWERYER JOSH & MEGHAN  
 Property Class: 401                      6305 W WALENJUS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000			6.07 Acres		3000	100		18,210
			6.07 Total Acres				Total Est. Land Value =	18,210

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

(11) Heating System: No Heating/Cooling  
 (Heating system cost adjusted in area(s): 1)

Ground Area = Size for Rates = 1608 SF    Floor Area = 1608 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	62.10	0.00	-3.95	1608	93,505

  

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

(13) Plumbing  
 3 Fixture Bath                      2400.00                      -1    -2,400

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

(17) Garages  
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      19.30                      570    11,001  
 Common Wall: 1.5 Wall                      -1925.00                      1    -1,925

County Multiplier = 1.38 =>                      Cost New =    142,845

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,    Depr.Cost = 141,416  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.950 => TCV of Bldg: 1 = 134,345  
 60 % Completed => Est. True Cash Value 2017 = 80,607

2017 Est. T.C.V. 009-036-009-60							=	98,817
Est. TCV/Total Floor Area = 61.45, Most recent sale 07/22/2016 for 18,500								
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
0	0	0	3,350	0.90				
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
49,400	0	0	40,300	9,100	0			
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
49,400	49,400	49,400	43,680	49,400	0			

009-036-009-70	2017 Est. T.C.V.	LUTZ KEITH E & MARILYN A TRUST
Property Class: 401		6561 W WALENJUS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000			6.07 Acres		3000	100		18,210
		6.07	Total Acres				Total Est. Land Value =	18,210

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2017 Est. T.C.V. 009-036-009-70	=	18,210			
Est. TCV/Total Floor Area = 11.32					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	3,349	0.90	
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
9,100	0	0	0	3,379	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,100	9,100	9,100	3,379	3,379	3,379

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009-036-009-80	2017 Est. T.C.V.	LUTZ KEITH E & MARILYN A TRUST
Property Class: 401		6561 W WALENJUS RD
Map #:	LAKE TOWNSHIP	LAKE 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	500.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 3.79 Total Acres Total Est. Land Value =								13,200

2017 Est. T.C.V. 009-036-009-80 = 13,200

Est. TCV/Total Floor Area = 8.21

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	2,087	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
6,600	0	0	0	2,105	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,600	6,600	6,600	2,105	2,105	2,105	

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009-036-009-90                      2017 Est. T.C.V.                      POGUE JOHN & RENEE  
 Property Class: 401                      6255 W WALENJUS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	165.00	500.00	1.0000	1.0000	40	100		6,600
165 Actual Front Feet, 1.89 Total Acres                      Total Est. Land Value =								6,600

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	520	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls    C+5    Blt 2014

(11) Heating System: Forced Heat & Cool  
 Ground Area = Size for Rates = 1337 SF    Floor Area = 1671 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Basement	78.34	0.00	2.55	1337	108,150

  

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

(13) Plumbing

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

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(14) Water/Sewer

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

(17) Garages

Class:C	Exterior: Siding	Foundation: 42 Inch (Unfinished)		
Base Cost			678	12,048
Common Wall: 1 Wall			1	-1,300
Automatic Doors			1	375

County Multiplier = 1.38    =>                      Cost New =    178,666

Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0,    Depr.Cost =    175,093  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.950 => TCV of Bldg: 1 =    166,338

2017 Est. T.C.V. 009-036-009-90	=	175,313			
Est. TCV/Total Floor Area = 104.92, Most recent sale 09/18/2013 for 18,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
82,700	82,700	82,700	73,197	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,000	0	0	658	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
87,700	87,700	87,700	73,855	73,855	73,855

009-036-009-95                      2017 Est. T.C.V.                      POGUE JOHN & RENEE  
 Property Class: 401                      W WALENJUS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	165.00	500.00	1.0000	1.0000	40	100		6,600
165 Actual Front Feet, 1.89 Total Acres                      Total Est. Land Value =								6,600

2017 Est. T.C.V. 009-036-009-95                      =                      6,600

Est. TCV/Total Floor Area = 3.95, Most recent sale 09/18/2013 for 18,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
3,300	3,300	3,300	3,300	0.90

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

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,300	3,300	3,300	3,329	3,300	3,300

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009-036-010-00                      2017 Est. T.C.V.                      BARRETT PATRICIA A TRUSTEE  
 Property Class: 401                                           WALEJUS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> RIVER SITE					35000	100		35,000
Residentia PARTOF>80@\$2000	20.00 Acres				2000	100		40,000
	20.00 Total Acres						Total Est. Land Value =	75,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 832 SF    Floor Area = 832 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Pine Logs	Basement	74.41	0.00	0.00	832	61,909

Other Additions/Adjustments	Rate	Size	Cost
Loft, ave. floor cover & electric.	11.75	416	4,888

(9) Basement Finish				
Basement Living Finish	17.25	832	14,352	

(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

(15) Built-Ins & Fireplaces    **Draft Record Card - Printed before March Board of Review**  
 Appliance Allowance    1915.00    1    1,915

(16) Deck/Balcony				
Pine                      w/Roof,Standard			15.60	256    3,994
Treated Wood            w/Roof,Standard			19.50	140    2,730

(17) Garages				
Class:D Exterior: Pole Foundation: 42 Inch (Unfinished)				
Base Cost			10.01	1800    18,018
Mechanical Doors			325.00	1    325
No Floor Deduction			-3.00	1800    -5,400

County Multiplier = 1.38    =>                      Cost New =    156,320

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0,    Depr.Cost =    137,562  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.950 => TCV of Bldg: 1 =    130,684

2017 Est. T.C.V. 009-036-010-00                      =    205,684

Est. TCV/Total Floor Area = 247.22

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
94,500	94,500	94,500	41,875	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,300	0	0	376	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
102,800	102,800	102,800	42,251	42,251	0

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009-036-010-25	2017 Est. T.C.V.	VANDER PLOEG MARVIN & CAROLYN J
Property Class: 402		X WALEJUS
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

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

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2017 Est. T.C.V. 009-036-010-25 = 40,000

Est. TCV/Total Floor Area = 48.08

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
18,000	18,000	18,000	8,658	0.90	

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,000	0	0	77	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,000	20,000	20,000	8,735	8,735	0

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009-036-010-50                      2017 Est. T.C.V.                      VANDER PLOEG MARVIN & CAROLYN J  
 Property Class: 402                      WALEJUS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> RIVER SITE					35000	100		35,000
Residentia PARTOF>80@\$2000	40.00	Acres	2000		100			80,000
	40.00	Total Acres					Total Est. Land Value =	115,000

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 400 SF    Floor Area = 400 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Crawl Space    85.35    -12.47    0.00    400    29,152

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  
 Appliance Allowance                      1915.00                      1                      1,915

(16) Porches  
 WPP, Standard                      15.83                      80                      1,266

County Multiplier = 1.38    =>    **Draft Record Card - Printed before March Board of Review**    Cost New = 53,652

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost = 48,287  
 ECF (RESIDENTIAL RURAL/ NON SUB)    0.950 => TCV of Bldg: 1 = 45,873

2017 Est. T.C.V. 009-036-010-50							=	160,873
Est. TCV/Total Floor Area = 402.18								
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
72,600	72,600	72,600	17,849	0.90				
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses				
0	7,800	0	160	0				
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
80,400	80,400	80,400	18,009	18,009	0			

009-036-011-00                      2017 Est. T.C.V.                      TACOMA DANIEL J &  
 Property Class: 402                                           X WALEJUS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia LTDACCESS@\$1200		40.00	Acres		1200	100		48,000
		40.00	Total Acres				Total Est. Land Value =	48,000

2017 Est. T.C.V. 009-036-011-00                      =                      48,000

Est. TCV/Total Floor Area = 120.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	20,000	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,000	0	0	180	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,000	24,000	24,000	20,180	20,180	0	

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009-036-012-00	2017 Est. T.C.V.	SWEET NORMAN JAMES &
Property Class: 402		S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

	* Factors *	RIVER FRONTAGE	
Description	Frontage	Depth	Front Depth Rate %Adj. Reason Value
SALES & 2013 EQ RATE			80.000 Acres 1,525 100 122,000
	80.00	Total Acres	Total Est. Land Value = 122,000

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2017 Est. T.C.V. 009-036-012-00	=	122,000			
Est. TCV/Total Floor Area = 305.00					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
61,000	61,000	61,000	29,049	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	261	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
61,000	61,000	61,000	29,310	29,310	0

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009-036-013-00                      2017 Est. T.C.V.                      TACOMA DANIEL J ETAL  
 Property Class: 402                      X WALEJUS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

		* Factors *		RIVER FRONTAGE			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia LTDACCESS@\$1200	40.00	Acres	1200	100			48,000
40.00 Total Acres						Total Est. Land Value =	48,000

2017 Est. T.C.V. 009-036-013-00                      =                      48,000  
 Est. TCV/Total Floor Area = 120.00, Most recent sale 10/01/1997 for 11,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
20,000	20,000	20,000	11,526	0.90

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,000	0	0	103	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
24,000	24,000	24,000	11,629	11,629	0

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