

009-050-001-00                      2017 Est. T.C.V.                      BELL RICHARD M & STADLER LORI  
 Property Class: 401                      2790 S SEELEY RD  
 Map #:                      LAKE TOWNSHIP                      CADILLAC, MI 49601

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*                      IRREGULAR SHAPE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
126 Actual Front Feet, 1.71 Total Acres                      Total Est. Land Value =								5,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.16	-7.85	0.00	1512	71,533

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	8.05	96	773
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(17) Garages

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

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

County Multiplier = 1.38 =>                      Cost New =                      127,992

Notes: HUD - 2015-03663 AFFMAN 1998 FORTUNE 268C1220071D SN 0765N

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0,    Depr.Cost =                      104,953

ECF (SEELEY & ROOSTED RD AREA)                      0.480 => TCV of Bldg: 1 =                      50,378

2017 Est. T.C.V. 009-050-001-00                      =                      56,186

Est. TCV/Total Floor Area = 37.16, Most recent sale 09/18/2015 for 40,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
28,900	28,900	28,900	28,900	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-800	0	0	-800	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,100	28,100	28,100	29,160	28,100	28,100	

009-050-002-00	2017 Est. T.C.V.	CRAWFORD TONY & KRISTIE
Property Class: 401		2797 S SEELEY RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \* IRREGULAR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.30 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Split, 2 Rail	8.01	1.00	96	94	723
Total Estimated Land Improvements True Cash Value =					723

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls C Blt 1999

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1904 SF Floor Area = 1904 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.72	-8.24	0.00	1456	76,411
1	Story Siding	Crawl Space	60.72	-8.24	0.00	448	23,511

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) Deck/Balcony

Treated Wood,Standard	7.05	200	1,410
Treated Wood,Standard	8.40	96	806

(17) Garages

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

Base Cost	19.20	576	11,059
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 171,717

Notes: Slyline #17380315MAB

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost =	154,545
ECF (SEELEY & ROOSTED RD AREA) 0.550 => TCV of Bldg: 1 =		85,000

2017 Est. T.C.V. 009-050-002-00 = 90,723

Est. TCV/Total Floor Area = 47.65, Most recent sale 07/01/1999 for 6,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
46,100	46,100	46,100	45,968	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-700	0	-568	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,400	45,400	45,400	46,381	45,400	45,400

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009-050-003-00	2017 Est. T.C.V.	CHIPMAN TIMOTHY & LAURA A
Property Class: 401		2823 S SEELEY RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE		\$10000			10000	100		10,000
210 Actual Front Feet, 2.95 Total Acres								Total Est. Land Value = 10,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	180	94	712
Shed: Wood Frame	11.06	1.00	120	94	1,247
Total Estimated Land Improvements True Cash Value =					1,959

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 = 1344 SF Floor Area = 1344 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.87	-9.04	0.00	1344	73,692

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	29.42	96	2,824
WGEF (1 Story), Standard	33.66	180	6,059

(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

County Multiplier = 1.38 => Cost New = 144,444

Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0, Depr.Cost = 125,666  
 ECF (SEELEY & ROOSTED RD AREA) 0.750 => TCV of Bldg: 1 = 94,250

2017 Est. T.C.V. 009-050-003-00 = 106,209

Est. TCV/Total Floor Area = 79.02, Most recent sale 09/01/1998 for 82,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
52,800	52,800	52,800	52,800	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	300	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
53,100	53,100	53,100	53,275	53,100	53,100

009-050-004-00	2017 Est. T.C.V.	SMITH WARD H & PATRICIA J
Property Class: 401		11850 W ROSTED RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \* IRREGULAR WITH WETLAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
135 Actual Front Feet, 3.10 Total Acres					Total Est.		Land Value =	5,000

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1792 SF Floor Area = 1792 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.13	0.00	1.82	1792	107,430

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	19.27	336	6,475
WPP, Standard	14.97	96	1,437

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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Finished )			
Base Cost	22.65	576	13,046
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 190,887

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 162,254  
 ECF (SEELEY & ROOSTED RD AREA) 0.750 => TCV of Bldg: 1 = 121,690

2017 Est. T.C.V. 009-050-004-00 = 126,690

Est. TCV/Total Floor Area = 70.70, Most recent sale 12/28/2015 for 129,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
63,900	63,900	63,900	63,900	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	0	-600	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
63,300	63,300	63,300	64,475	63,300	63,300	

009-050-005-00                      2017 Est. T.C.V.                      FREDELL DANIELLE  
 Property Class: 401                      11820 W ROSTED RD  
 Map #:                      LAKE TOWNSHIP                      CADILLAC, MI 49601

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 30/FF	135.00	380.75	1.0000	1.0000	30	100		4,050
135 Actual Front Feet, 1.18 Total Acres                      Total Est. Land Value =								4,050

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    MANU-BOCA/STATE Cls CD    Blt 2003

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1352 SF    Floor Area = 1352 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.18	-8.09	0.00	1352	65,018

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	6.81	192	1,308
Treated Wood,Standard	16.26	20	325
Treated Wood,Standard	13.55	25	339

County Multiplier = 1.38    =>    Cost New =    105,507

Notes: 2003 REDMANMHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =    94,956  
 ECF (SEELEY & ROOSTED RD AREA)    0.550 => TCV of Bldg: 1 =    52,226

2017 Est. T.C.V. 009-050-005-00                      =                      57,216

Est. TCV/Total Floor Area = 42.32, Most recent sale 02/01/2003 for 7,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
29,100	29,100	29,100	27,745	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	249	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,600	28,600	28,600	27,994	27,994	27,994

009-050-006-00	2017 Est. T.C.V.	HOLLIDAY RAYMOND J & SHERRY L
Property Class: 401		11784 ROSTED RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 30/FF	135.00	332.35	1.0000	1.0000	30	100		4,050
135 Actual Front Feet, 1.03 Total Acres Total Est. Land Value =								4,050

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					2,500

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls CD Blt 1999

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	54.91	-7.79	0.00	1560	73,507

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

(17) Garages

Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	18.45	576	10,627
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350
Class:CD Exterior: Pole Foundation: 42 Inch (Unfinished)			
Base Cost	13.84	576	7,972
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 141,804

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 124,787  
ECF (SEELEY & ROSTED RD AREA) 0.550 => TCV of Bldg: 1 = 68,633

2017 Est. T.C.V. 009-050-006-00	=	75,183			
Est. TCV/Total Floor Area = 48.19, Most recent sale 10/15/2003 for 95,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
38,000	38,000	38,000	37,479	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-400	0	121	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
37,600	37,600	37,600	37,816	37,600	37,600

009-050-007-00                      2017 Est. T.C.V.                      HOLLIDAY RAYMOND & SHERRY  
 Property Class: 402                      W ROSTED RD  
 Map #:                      LAKE TOWNSHIP                      LAKE 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
340 Actual Front Feet, 4.47 Total Acres							Total Est. Land Value =	15,000

2017 Est. T.C.V. 009-050-007-00                      =                      15,000

Est. TCV/Total Floor Area = 9.62, Most recent sale 04/19/2009 for 11,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
6,800	6,800	6,800	4,789	0.90

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	700	0	0	43	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,500	7,500	7,500	4,832	4,832	4,832

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009-050-008-00	2017 Est. T.C.V.	RODRIGUEZ GIOVANI R
Property Class: 402		11650 W ROSTED RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> RURAL SITES					15000	100		15,000
190 Actual Front Feet, 5.38	Total Acres		Total Est. Land Value =					15,000

2017 Est. T.C.V.	009-050-008-00	=	15,000		
Est. TCV/Total Floor Area =	9.62, Most recent sale 11/01/2000 for 12,500				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
6,700	6,700	6,700	5,383	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	800	0	0	2,117	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,500	7,500	7,500	5,431	7,500	0

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009-100-000-00	2017 Est. T.C.V.	BIRCHAVEN BEACH COMMON AREA PRIVATE
Property Class: 700		BIRCHAVEN BEACH DRIVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		0.00	Total Acres		Total Est.	Land Value =	0

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2017 Est. T.C.V. 009-100-000-00 = 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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009-100-001-00                      2017 Est. T.C.V.                      MCGRAW KENNETH E TRUSTEE  
 Property Class: 401                                           1634 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS  
 \* Factors \*                      TRIANGLE: EFF

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	67.00	130.54	0.9294	1.0000	2200	100		137,000
67 Actual Front Feet, 0.20 Total Acres                      Total Est. Land Value =								137,000

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	2.0	95	1,900
Total Estimated Land Improvements True Cash Value =					1,900

Cost Est. for Res. Bldg: 1    Single Family    1.75S                      Cls C    Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1722 SF    Floor Area = 2678 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	89.31	0.00	3.37	1274	118,074
1	Story Siding	Basement	61.55	0.00	1.92	448	28,435

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	775.00	2	1,550

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	8.96	336	3,011
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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	21.75	440	9,570
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New = 235,771

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost = 200,406  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 = 280,568

2017 Est. T.C.V. 009-100-001-00                      = 419,468

Est. TCV/Total Floor Area = 156.63

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
187,100	187,100	187,100	156,440	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	22,600	0	0	1,407	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
209,700	209,700	209,700	157,847	157,847	157,847

009-100-001-98                      2017 Est. T.C.V.                      MEIJER MARK D & SHEHAN MARY E  
 Property Class: 402                      W RIDGEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 1300/FF	17.75	64.00	1.0000	1.0000	1300	100		23,075
18 Actual Front Feet, 0.03 Total Acres							Total Est. Land Value =	23,075

2017 Est. T.C.V. 009-100-001-98                      =                      23,075

Est. TCV/Total Floor Area = 8.62, Most recent sale 07/08/2004 for 12,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
11,500	11,500	11,500	5,644	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	50	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,500	11,500	11,500	5,694	5,694	0

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009-100-002-00                      2017 Est. T.C.V.                      CLOVER JAMES P & LORI A (H&W)  
 Property Class: 401                                           1614 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	100.00	169.00	0.8123	1.0000	1500	100		121,838
100 Actual Front Feet, 0.39 Total Acres							Total Est. Land Value =	121,838

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	108	94	303
Fencing: Wd, Split, 2 Rail	7.04	1.00	300	0	0
Shed: Wood Frame	7.25	1.00	270	94	1,839
Total Estimated Land Improvements True Cash Value =					2,142

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 944 SF    Floor Area = 944 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	49.12	-9.59	0.66	944	37,939

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

Public Sewer	912.00	1	912
Well, 50 Feet	1575.00	1	1,575

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CCP (1 Story), Standard	21.03	189	3,975
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(16) Deck/Balcony

Treated Wood, Standard	6.12	295	1,805
Treated Wood, Standard	7.24	120	869

County Multiplier = 1.38    =>                      Cost New =    67,393

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =    40,436  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =    56,610

2017 Est. T.C.V. 009-100-002-00                      =    180,590  
 Est. TCV/Total Floor Area = 191.30, Most recent sale 10/15/2010 for 200,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
84,800	84,800	84,800	84,800	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,500	0	763	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,300	90,300	90,300	85,563	85,563	0	

009-100-004-00                      2017 Est. T.C.V.                      FLEISCHMAN JOSEPH B & SUSAN K  
 Property Class: 401                                           1604 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	168.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.19 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	170	94	673
Dock: Light posts	21.31	1.00	200	94	4,006
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 =					7,029

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls    C+5    Blt 2011

(11) Heating System: Forced Heat & Cool  
 Ground Area = Size for Rates = 1140 SF    Floor Area = 1140 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Basement    68.92    0.00    2.01    1140    80,860

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

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

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

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

(16) Porches  
 WCP (1 Story), Standard                      23.00                      171    3,933  
 WPP, Standard                      13.12                      122    1,601

(16) Deck/Balcony  
 Treated Wood,Standard                      7.90                      120    948

(17) Garages  
 Class:D Exterior: Block Foundation: 42 Inch (Unfinished)  
 Base Cost                      24.22                      315    7,629  
 Mechanical Doors                      325.00                      1    325

County Multiplier = 1.38    =>                      Cost New =    141,599

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0,    Depr.Cost =    135,935  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =    190,309

2017 Est. T.C.V. 009-100-004-00                      =    317,338

Est. TCV/Total Floor Area = 278.37, Most recent sale 07/01/2002 for 112,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
149,600	149,600	149,600	120,601	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,100	0	0	1,085	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
158,700	158,700	158,700	121,686	121,686	0

009-100-005-00                      2017 Est. T.C.V.                      GRIER R DIXON & PATRICA A  
 Property Class: 401                                           1594 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	164.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.19 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	4.04	1.00	280	0	0
D/W/P: Crushed Rock	1.29	1.00	960	0	0
Shed: Wood Frame	14.39	1.00	108	94	1,461
Dock: Light posts	25.61	1.00	320	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 =					6,211

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 1551 SF    Floor Area = 1551 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Basement    75.65    0.00    0.00    1551    117,333

Other Additions/Adjustments                      Rate                      Size                      Cost

(9) Basement Finish  
 Basement Recreation Finish                      13.50                      1000    13,500  
 Walk out Basement Door(s)                      1025.00                      2    2,050

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(13) Plumbing  
 Average Fixture(s)                      1120.00                      1    1,120  
 3 Fixture Bath                      3525.00                      1    3,525  
 2 Fixture Bath                      2350.00                      1    2,350

(14) Water/Sewer  
 Public Sewer                      1487.00                      1    1,487  
 Well, 100 Feet                      3050.00                      1    3,050

(15) Built-Ins & Fireplaces  
 Appliance Allowance                      2610.00                      1    2,610  
 Fireplace: Direct-Vented Gas                      2000.00                      2    4,000

(16) Porches  
 WPP, Standard                      10.53                      328    3,454  
 WPP, Standard                      8.50                      786    6,681  
 CCP (1 Story), Standard                      23.59                      226    5,331  
 WPP, Standard                      14.98                      120    1,798

County Multiplier = 1.38    =>                      Cost New =    232,239

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,    Depr.Cost =    229,916  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =    321,883

2017 Est. T.C.V. 009-100-005-00                      =    448,094

Est. TCV/Total Floor Area = 288.91, Most recent sale 06/01/2002 for 150,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
212,200	212,200	212,200	184,707	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,800	0	0	1,662	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
224,000	224,000	224,000	186,369	186,369	0	

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009-100-006-00                      2017 Est. T.C.V.                      SLACHTER MICHAEL & KIMBERLY J  
 Property Class: 401                      1574 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	100.00	161.00	0.8123	1.0000	1500	100		121,838
100 Actual Front Feet, 0.37 Total Acres							Total Est. Land Value =	121,838

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	2484	0	0
Dock: Light posts	21.31	1.00	320	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

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

(11) Heating System: Electric Baseboard

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	67.40	0.00	-0.27	986	66,190

Other Additions/Adjustments                      Rate                      Size                      Cost

(9) Basement Finish

Basement Recreation Finish	11.45	986	11,290
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	8.29	435	3,606
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(16) Deck/Balcony

Treated Wood, Standard	6.42	435	2,793
Treated Wood, Standard	9.37	67	628

(17) Garages

Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	20.15	420	8,463
Mechanical Doors	350.00	1	350
Class:C Exterior: Block Foundation: 42 Inch (Unfinished)			
Base Cost	22.55	435	9,809
Mechanical Doors	350.00	1	350

County Multiplier = 1.38    =>                      Cost New =    161,551

Lump Sum Item(s):

160 SQ FT SHED	1.00	250.0	250
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    105,170  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =    147,239



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2017 Est. T.C.V. 009-100-006-00	=	271,452				
Est. TCV/Total Floor Area = 275.31, Most recent sale 03/01/2001 for 310,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
141,300	141,300	141,300	139,461	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-5,600	0	0	-3,761	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
135,700	135,700	135,700	140,716	135,700	0	

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009-100-008-00                      2017 Est. T.C.V.                      MOORE SHERMAN W & JUDITH  
 Property Class: 401                                           1564 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	158.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.18 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.24	1.00	576	0	0
D/W/P: Patio Blocks	8.13	1.00	119	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    1.5S                      Cls    C+5    Blt 1969

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 972 SF    Floor Area = 1458 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	90.35	0.00	-0.42	972	87,412

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Stone Veneer	10.25	100	1,025

(9) Basement Finish

Basement Recreation Finish	11.45	486	5,565
Walk out Basement Door(s)	775.00	1	775

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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	8.93	340	3,036
CCP (1 Story), Standard	38.96	48	1,870

(16) Deck/Balcony

Treated Wood, Standard	6.42	432	2,773
Wood Balcony	17.50	32	560

(17) Garages

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

Base Cost	26.56	252	6,693
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County Multiplier = 1.38 =>                      Cost New = 165,388

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost = 107,502  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 = 150,503

2017 Est. T.C.V. 009-100-008-00                      = 271,443  
 Est. TCV/Total Floor Area = 186.17

Parcel Number: 009-100-008-00

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2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
124,800	124,800	124,800	87,788	0.90		
2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,900	0	0	790	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
135,700	135,700	135,700	88,578	88,578	88,578	

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009-100-009-00	2017 Est. T.C.V.	CHECINSKI ANDRZEJ & MALGORZATA
Property Class: 401		1554 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1200/FF	150.00	156.00	0.8027	1.0000	1200	100		144,493
150 Actual Front Feet, 0.54 Total Acres								Total Est. Land Value = 144,493

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	192	71	436
Shed: Wood Frame	9.85	1.00	120	73	863
Total Estimated Land Improvements True Cash Value =					1,299

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls CD Blt 1973

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 672 SF Floor Area = 1176 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	92.81	0.00	1.71	672	63,517

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

Basement Recreation Finish	11.25	286	3,218
Walk out Basement Door(s)	700.00	1	700

(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Wood Stove	1125.00	2	2,250

(16) Porches

CGEP (1 Story), Standard	37.47	132	4,946
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(16) Deck/Balcony

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

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

Base Cost	18.45	576	10,627
Common Wall: 1 Wall	-1225.00	1	-1,225
Automatic Doors	375.00	2	750
Storage area over garage	3.85	288	1,109

County Multiplier = 1.38 => Cost New = 130,816

Notes: NEW ROOF INSTALLED 2000, NEW VINYL SIDING IN 2002, WINDOWS REPLACED 1995 AND 1998

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 78,490  
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 109,886

2017 Est. T.C.V. 009-100-009-00 = 255,678

Est. TCV/Total Floor Area = 217.41, Most recent sale 08/28/2015 for 240,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
123,500	123,500	123,500	123,500	0.90
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,300	0	1,111	0

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
127,800	127,800	127,800	124,611	124,611	0

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009-100-012-00	2017 Est. T.C.V.	ZYSK CAROLYN D
Property Class: 401		1524 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	149.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value = 120,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	132	0	0
Shed: Wood Frame	10.27	1.00	96	50	493
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 =					968

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1953

(11) Heating System: Forced Air w/ Ducts  
Ground Area = Size for Rates = 1024 SF Floor Area = 1024 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	59.06	-10.40	0.00	1024	49,828

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	34.01	168	5,714
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(16) Deck/Balcony

Pine w/Roof, Standard	20.00	100	2,000
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County Multiplier = 1.38 => Cost New = 91,441

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 54,865  
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 76,810

2017 Est. T.C.V. 009-100-012-00 = 197,778

Est. TCV/Total Floor Area = 193.14						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
92,200	92,200	92,200	65,087	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,700	0	585	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,900	98,900	98,900	65,672	65,672	0	

009-100-013-00                      2017 Est. T.C.V.                      WESTFALL DONALD B & MICHELLE  
 Property Class: 401                                                                1514 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	147.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.17 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	66	0	0
Shed: Wood Frame	10.75	1.00	80	50	430
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					905

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 1038 SF    Floor Area = 1038 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	58.91	-10.37	0.00	1038	50,385

Other Additions/Adjustments                      Rate                      Size                      Cost

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

(14) Water/Sewer  

Public Sewer	1,025.00	1	1,025
Well, 50 Feet	1,575.00	1	1,575

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(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	39.53	119	4,704
CGEP (1 Story), Standard	48.71	72	3,507

(16) Deck/Balcony  
 Treated Wood,Standard                      5.85                      771                      4,510

County Multiplier = 1.38 =>                      Cost New =                      97,498  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      58,499

Separately Depreciated Items:

Unit-in-Place Cost Items:  

BOAT HOUSE (BY SQ FT	3.75	100	375
County Multiplier = 1.38 =>		Cost New =	518
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,		Depr.Cost =	367

Total Depreciated Cost =                      58,867  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      82,413

2017 Est. T.C.V. 009-100-013-00                      =                      203,318  
 Est. TCV/Total Floor Area = 195.87, Most recent sale 08/31/2016 for 240,000  

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
98,200	98,200	98,200	69,527	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,500	0	0	32,173	0

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Parcel Number: 009-100-013-00

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
101,700	101,700	101,700	70,152	101,700	0

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009-100-014-00                      2017 Est. T.C.V.                      DEBOER DONALD A & JULIE A  
 Property Class: 401                                                                1504 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	145.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.17 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.65	1.00	63	72	574
Total Estimated Land Improvements True Cash Value =					574

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls C                      Blt 1982

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 672 SF    Floor Area = 840 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	84.29	-10.87	0.00	672	49,338

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

(15) Built-Ins & Fireplaces  
 Appliance Allowance                      1,915.00                      1                      1,915  
 Fireplace: Exterior 1 Story                      3,875.00                      1                      3,875

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(16) Deck/Balcony  
 Treated Wood,Standard                      6.10                      824                      5,026

County Multiplier = 1.38 =>                      Cost New =                      89,392

Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/100/100/100/72.0,    Depr.Cost =                      64,362  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      90,107

2017 Est. T.C.V. 009-100-014-00                      =                      210,681  
 Est. TCV/Total Floor Area = 250.81, Most recent sale 07/01/1997 for 131,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
96,800	96,800	96,800	78,101	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,500	0	702	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
105,300	105,300	105,300	78,803	78,803	0	

009-100-015-00                      2017 Est. T.C.V.                      DAVIDSON GERALD B & JUDITH A  
 Property Class: 401                                           1494 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	143.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.16 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	165	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls D    Blt 1958

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	50.70	-9.91	-1.89	825	32,093

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

Public Sewer	912.00	1	912
Well, 50 Feet	1575.00	1	1,575

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: Exterior 1 Story	3050.00	1	3,050

(16) Porches

CGEP (1 Story), Standard	37.57	120	4,508
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County Multiplier = 1.38 =>                      Cost New =                      60,579

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      36,347  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      50,886

2017 Est. T.C.V. 009-100-015-00                      =                      171,361

Est. TCV/Total Floor Area = 207.71

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
79,600	79,600	79,600	55,590	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,100	0	0	500	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
85,700	85,700	85,700	56,090	56,090	0

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009-100-016-00                      2017 Est. T.C.V.                      FORCHE KURT D & JEANNETTE L TRUST  
 Property Class: 401                      1484 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	138.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.16 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	160	0	0
D/W/P: Asphalt Paving	1.51	1.00	200	0	0
Shed: Wood Frame	11.23	1.00	64	50	359
Shed: Metal Prefab	8.83	1.00	60	50	265

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					3,049

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls CD    Blt 1958

(11) Heating System: Space Heater

Ground Area = Size for Rates = 900 SF    Floor Area = 900 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	60.65	-10.73	-2.85	900	42,363

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

Average Fixture(s)	630.00	1	630
2 Fixture Bath	1,325.00	1	1,325

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CGEP (1 Story), Standard	41.03	112	4,595
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(16) Deck/Balcony

Treated Wood, Standard	8.47	80	678
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County Multiplier = 1.38 =>                      Cost New =                      75,322

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      48,959  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      68,543

2017 Est. T.C.V. 009-100-016-00                      =                      191,592

Est. TCV/Total Floor Area = 212.88, Most recent sale 05/26/2011 for 165,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
89,300	89,300	89,300	82,948	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,500	0	746	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
95,800	95,800	95,800	83,694	83,694	0	

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009-100-017-00                      2017 Est. T.C.V.                      PAPPENFUSS RANDOLPH KAREN E &  
 Property Class: 401                                           1474 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	50.00	135.00	0.9036	1.0000	2200	100		99,396
GROUP C 1200/FF	25.00	135.00	0.9221	1.0000	1200	100		27,663
75 Actual Front Feet, 0.23 Total Acres                      Total Est. Land Value =								127,059

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	950	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
BOAT LIFT	500.00	1.00	1.0	0	0
Total Estimated Land Improvements True Cash Value =					1,425

Cost Est. for Res. Bldg: 1    Single Family    1S                      CIs CD    Blt 1978

(11) Heating System: Forced Air w/ Ducts  
 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    0.00    912    55,167

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Stone Veneer	10.00	200	2,000
Walk out Basement Door(s)	700.00	1	700

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

(14) Water/Sewer  
 Public Sewer                      1025.00                      1                      1,025  
 Well, 50 Feet                      1575.00                      1                      1,575

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

(16) Porches  
 WPP, Standard                      6.91                      597                      4,125  
 WPP, Standard                      24.65                      29                      715

(17) Garages  
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      15.34                      840                      12,886  
 Common Wall: 1 Wall                      -1225.00                      1                      -1,225  
 Automatic Doors                      375.00                      1                      375

County Multiplier = 1.38    =>                      Cost New =    109,555

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =    76,688  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =    107,364

2017 Est. T.C.V. 009-100-017-00                      =    235,848

Est. TCV/Total Floor Area = 258.61, Most recent sale 10/24/2016 for 300,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
107,400	107,400	107,400	88,239	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,500	0	794	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
117,900	117,900	117,900	89,033	89,033	0

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009-100-019-00	2017 Est. T.C.V.	FISH SALLIE TRUST
Property Class: 401		1454 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	83.00	135.00	0.8589	1.0000	1500	100		106,939
83 Actual Front Feet, 0.26 Total Acres								Total Est. Land Value = 106,939

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	900	0	0
Dock: Light posts	21.31	1.00	105	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1.25S C1s C+5 B1t 2015

(11) Heating System: Forced Air w/ Ducts  
Ground Area = Size for Rates = 1490 SF Floor Area = 1669 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	65.99	0.00	0.00	1490	98,325
1	Story Siding	Overhang	36.52	0.00	0.00	179	6,537

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

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(13) Plumbing

Average Fixture(s)	Rate	Size	Cost
3 Fixture Bath	2400.00	1	2,400
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

	Rate	Size	Cost
Fireplace: Prefab 1 Story	2200.00	1	2,200

(16) Porches

	Rate	Size	Cost
WCP (1 Story), Standard	32.70	70	2,289
WPP, Standard	11.64	163	1,897
WPP, Standard	13.27	120	1,592
WPP, Standard	14.91	97	1,446

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)	Rate	Size	Cost
Base Cost	18.11	649	11,753
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 204,589

Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 200,497  
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 280,695  
80 % Completed => Est. True Cash Value 2017 = 224,556

2017 Est. T.C.V. 009-100-019-00 = 333,870  
Est. TCV/Total Floor Area = 200.04  
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.

Parcel Number: 009-100-019-00

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	169,100	169,100	169,100	150,033	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-2,200	0	0	1,350	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	166,900	166,900	166,900	151,383	151,383	0

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009-100-020-00                      2017 Est. T.C.V.                      RENNER MICHAEL J & POLLY A  
 Property Class: 401                                                                1444 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	47.50	132.50	1.0129	1.0000	2400	100		115,471
48 Actual Front Feet, 0.14 Total Acres                      Total Est. Land Value =								115,471

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	100	71	227
Shed: Wood Frame	11.95	1.00	35	71	297
Total Estimated Land Improvements True Cash Value =					524

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls CD    Blt 1951

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	62.68	-11.12	-2.85	780	37,994

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

Public Sewer	1025.00	1	1,025
Well, 50 Feet	1575.00	1	1,575

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

(16) Porches  
 CGEP (1 Story), Standard                      31.40                      200                      6,280

County Multiplier = 1.38    =>                      Cost New =                      67,508

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =                      37,129  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      51,981

2017 Est. T.C.V. 009-100-020-00                      =                      167,976

Est. TCV/Total Floor Area = 215.35

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
77,900	77,900	77,900	60,570	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,100	0	545	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
84,000	84,000	84,000	61,115	61,115	0	



009-100-021-00	2017 Est. T.C.V.	RENNER MICHAEL J & POLLY A
Property Class: 402		1444 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	128.10	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.15 Total Acres								Total Est. Land Value = 120,000

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C+10 Blt 2015

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1451 SF Floor Area = 2539 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	100.74	-9.75	3.70	1451	137,395

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	36.78	152	5,591
WPP, Standard	10.96	188	2,060
CCP (1 Story), Standard	31.51	84	2,647

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County Multiplier = 1.38 => Cost New = 218,461

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 216,276  
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 302,787

2017 Est. T.C.V. 009-100-021-00 = 422,787

Est. TCV/Total Floor Area = 166.52

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
194,600	194,600	194,600	185,172	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,800	0	0	1,666	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
211,400	211,400	211,400	186,838	186,838	0	

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009-100-022-00                      2017 Est. T.C.V.                      FINK ARNOLD & CAROL  
 Property Class: 401                                           1424 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	124.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.14 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	750	82	2,116
Total Estimated Land Improvements True Cash Value =					2,116

Cost Est. for Res. Bldg: 1    Single Family    2S                      Cls C-5    Blt 1965

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1498 SF    Floor Area = 2996 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	94.32	-8.34	0.00	1498	128,798

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

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

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 2 Story	4650.00	1	4,650

(16) Porches

WSEP (1 Story), Standard	22.50	296	6,660
WCP (1 Story), Standard	23.65	158	3,737

(16) Deck/Balcony

Composite, Standard	6.48	485	3,143
Wood Balcony	17.50	28	490

(17) Garages

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

Base Cost	22.49	328	7,377
Common Wall: 1 Wall	-1025.00	1	-1,025
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      223,548

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      145,306  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      203,429

2017 Est. T.C.V. 009-100-022-00                      =                      325,545

Est. TCV/Total Floor Area = 108.66, Most recent sale 06/01/2001 for 310,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
149,800	149,800	149,800	124,759	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,000	0	0	1,122	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
162,800	162,800	162,800	125,881	125,881	0

009-100-023-00                      2017 Est. T.C.V.                      FINK ARNOLD & CAROL  
 Property Class: 401                      S BIRCHHAVEN BEACH  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	119.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.24	1.00	160	94	1,389
Total Estimated Land Improvements True Cash Value =					1,389

2017 Est. T.C.V. 009-100-023-00                      =                      121,389

Est. TCV/Total Floor Area = 40.52

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
55,700	55,700	55,700	41,449	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,000	0	0	373	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
60,700	60,700	60,700	41,822	41,822	0

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009-100-024-00                      2017 Est. T.C.V.                      MAXWELL KEVIN P  
 Property Class: 401                                           1404 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	115.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.13 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	169	66	384
Shed: Wood Frame	9.83	1.00	192	45	849

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 =					3,583

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 1130 SF    Floor Area = 1130 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	65.75	-11.49	0.00	830	45,036
1	Story Siding	Crawl Space	65.75	-9.46	0.00	300	16,887

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

Average Fixture(s)	760.00	1	760
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(14) Water/Sewer                      **Draft Record Card - Printed before March Board of Review**

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.60	316	2,086
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County Multiplier = 1.38    =>                      Cost New =    102,700

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =    71,890  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =    100,646

2017 Est. T.C.V. 009-100-024-00                      =    224,229  
 Est. TCV/Total Floor Area = 198.43, Most recent sale 06/01/2002 for 180,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
105,000	105,000	105,000	74,799	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,100	0	673	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
112,100	112,100	112,100	75,472	75,472	0

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009-100-025-00                      2017 Est. T.C.V.                      HEEREN KURT M & SVENJE  
 Property Class: 401                                           1394 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	110.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.13 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	13.15	1.00	48	71	448
Shed: Wood Frame	12.34	1.00	72	71	631
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 =					3,429

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 832 SF    Floor Area = 832 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	69.79	-12.28	0.00	832	47,848

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	30.00	256	7,680
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(16) Deck/Balcony

Treated Wood, Standard	6.69	288	1,927
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County Multiplier = 1.38    =>                      Cost New =                      92,104

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      59,868  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      83,815

2017 Est. T.C.V. 009-100-025-00                      =                      207,244  
 Est. TCV/Total Floor Area = 249.09, Most recent sale 10/07/2004 for 224,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
96,800	96,800	96,800	82,640	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,800		0	0	743	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
103,600	103,600	103,600	83,383	83,383	0	

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009-100-026-00                      2017 Est. T.C.V.                      COUGHLIN BERNITA M (LLE)  
 Property Class: 401                                           1384 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	105.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	145	0	0
D/W/P: Patio Blocks	8.13	1.00	725	0	0
Shed: Wood Frame	11.53	1.00	96	71	786
Dock: Light posts	21.31	1.00	32	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 =					3,211

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

(11) Heating System: Space Heater  
 Ground Area = Size for Rates = 1176 SF    Floor Area = 1176 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Slab    65.26    -11.39    0.00    1176    63,351

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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(14) Water/Sewer  
 Public Sewer                      1162.00                      1                      1,162  
 Well, 50 Feet                      1575.00                      1                      1,575

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

(16) Porches  
 WSEP (1 Story), Standard                      21.92                      324                      7,102

(16) Deck/Balcony  
 Treated Wood,Standard                      9.83                      58                      570  
 Treated Wood,Standard                      8.40                      96                      806

County Multiplier = 1.38    =>                      Cost New =    109,906

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    71,439  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =    100,014

2017 Est. T.C.V. 009-100-026-00						=	223,225
Est. TCV/Total Floor Area = 189.82, Most recent sale 06/01/1996 for 104,000							
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
104,500	104,500	104,500	81,447	0.90			
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	7,100	0	733	0			
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
111,600	111,600	111,600	82,180	82,180	0		

009-100-027-00                      2017 Est. T.C.V.                      RYAN DAVID B & PAMELA M  
 Property Class: 401                                           1374 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	101.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	194	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1    Single Family    2S                      Cls C+5    Blt 1963

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 1137 SF    Floor Area = 2274 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 2    Story Siding    Slab                      108.99    -12.05    0.00    1137    110,221

Other Additions/Adjustments                      Rate                      Size                      Cost

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

(14) Water/Sewer  
 Public Sewer                      1162.00                      1                      1,162  
 Well, 50 Feet                      1575.00                      1                      1,575

Draft Record Card Printed before March Board of Review

(15) Built-Ins & Fireplaces  
 Appliance Allowance                      1915.00                      1                      1,915  
 Fireplace: Interior 2 Story                      3825.00                      1                      3,825

(16) Porches  
 CCP (1 Story), Standard                      30.58                      93                      2,844  
 WPP, Standard                      10.81                      194                      2,097

County Multiplier = 1.38    =>                      Cost New =                      174,982

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      113,739  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      159,234

2017 Est. T.C.V. 009-100-027-00					=	280,184
Est. TCV/Total Floor Area = 123.21, Most recent sale 10/21/2014 for 245,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
128,900	128,900	128,900	125,876	0.90		
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,200	0	0	1,132	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
140,100	140,100	140,100	127,008	127,008	0	

009-100-028-00                      2017 Est. T.C.V.                      SMITH ROBERT I  
 Property Class: 401                                           1364 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	50.00	95.00	0.8123	1.0000	1500	100		60,919
GROUP D 1500/FF	50.00	95.00	0.8123	1.0000	1500	100		60,919
100 Actual Front Feet, 0.22 Total Acres                      Total Est. Land Value =								121,838

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.15	1.00	100	50	508
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 =					1,458

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 976 SF    Floor Area = 976 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	59.64	-10.52	-1.63	864	41,031
1	Story Siding	Slab	59.64	-10.52	-1.63	112	5,319

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

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Public Sewer	1025.00	1	1,025
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces

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

(16) Porches

CPP, Standard	9.65	300	2,895
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County Multiplier = 1.38    =>                      Cost New =    79,130

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    51,434  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =    72,008

2017 Est. T.C.V. 009-100-028-00                      =    195,304

Est. TCV/Total Floor Area = 200.11

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
104,800	104,800	104,800	76,422	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-7,100	0	0	687	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
97,700	97,700	97,700	77,109	77,109	0	0



009-100-030-00                      2017 Est. T.C.V.                      COEBLY JUDITH L TRUST &  
Property Class: 401                                                                1344 S BIRCHAVEN BEACH DR  
Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	88.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.10 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.95	1.00	24	94	270
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 =					745

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 = 678 SF    Floor Area = 678 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	64.84	-11.50	0.00	678	36,165

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

Public Water	1025.00	1	1,025
Public Sewer	1025.00	1	1,025
Well, 50 Feet	1575.00	1	1,575

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(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	41.03	112	4,595
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County Multiplier = 1.38    =>                      Cost New =    68,834

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =    41,301  
ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =    57,821

2017 Est. T.C.V. 009-100-030-00                      =    178,566

Est. TCV/Total Floor Area = 263.37

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
83,000	83,000	83,000	45,617	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,300	0	410	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
89,300	89,300	89,300	46,027	46,027	0

009-100-031-00	2017 Est. T.C.V.	FERGUSON DAVID C & ROSE M (TTEE)
Property Class: 401		1334 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	93.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 120,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	65	0	0
Shed: Wood Frame	9.24	1.00	160	94	1,389
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 =					2,339

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1958

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 700 SF Floor Area = 700 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	64.33	-11.41	-1.63	700	35,903

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

Public Sewer	1,025.00	1	1,025
Well, 100 Feet	2,550.00	1	2,550

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(15) Built-Ins & Fireplaces

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

Treated Wood, Standard	8.05	96	773
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County Multiplier = 1.38 => Cost New = 58,368

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 35,021  
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 49,029

2017 Est. T.C.V. 009-100-031-00 = 171,368

Est. TCV/Total Floor Area = 244.81, Most recent sale 09/01/1996 for 76,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
79,600	79,600	79,600	52,701	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,100	0	0	474	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
85,700	85,700	85,700	53,175	53,175	0

009-100-032-00	2017 Est. T.C.V.	FROEHLICH GAIL & FROEHLICH DONNA
Property Class: 401		1324 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	116.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 120,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	69	0	0
Shed: Wood Frame	11.95	1.00	40	95	454
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 =					1,404

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1964

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1020 SF Floor Area = 1020 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	59.10	-10.41	0.00	1020	49,664

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

Public Sewer	1,025.00	1	1,025
Well, 50 Feet	1,575.00	1	1,575

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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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County Multiplier = 1.38 => Cost New = 74,946

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 48,715

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	6.43	280	1,800
County Multiplier = 1.38 =>		Cost New =	2,485
Phy/Ab.Phy/Func/Econ/Comb.%Good= 81/100/100/100/81.0,		Depr.Cost =	2,012

Total Depreciated Cost = 50,727  
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 71,018

2017 Est. T.C.V. 009-100-032-00 = 192,422  
Est. TCV/Total Floor Area = 188.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
89,700	89,700	89,700	76,718	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,500	0	690	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
96,200	96,200	96,200	77,408	77,408	0	

009-100-033-00                      2017 Est. T.C.V.                      SCHLICK DAVID R & MARIANNE Q  
 Property Class: 401                      1314 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	146.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.17 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	300	0	0
Fencing: Wd, Picket, 30-40	11.64	1.00	50	0	0
Shed: Wood Frame	10.44	1.00	156	50	815
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					1,290

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls C    Blt 1970

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 1002 SF    Floor Area = 1252 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	77.25	-9.77	0.00	1002	67,615

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing  

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

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(14) Water/Sewer  

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

(15) Built-Ins & Fireplaces  

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

Treated Wood,Standard	6.10	953	5,813
Treated Wood,Standard	9.89	57	564
Wood Balcony	17.50	42	735

County Multiplier = 1.38    =>                      Cost New =    113,904

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =    79,733  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =    111,626

2017 Est. T.C.V. 009-100-033-00                      =    232,916  
 Est. TCV/Total Floor Area = 186.04, Most recent sale 06/10/2005 for 305,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
107,100	107,100	107,100	89,249	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,400	0	0	803	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
116,500	116,500	116,500	90,052	90,052	0

12:11 PM

009-100-034-00                      2017 Est. T.C.V.                      DONNER LIVING TRUST  
 Property Class: 401                      1304 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	170.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.20 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	800	0	0
Shed: Wood Frame	12.07	1.00	80	71	686
Dock: Light posts	21.31	1.00	240	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					2,111

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls    C-5    Blt 1960

(11) Heating System: Wall/Floor Furnace  
 Ground Area = Size for Rates = 948 SF    Floor Area = 948 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Slab                      64.55    -11.34    0.00    948    50,443

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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(14) Water/Sewer  
 Public Sewer                      1162.00                      1                      1,162  
 Well, 50 Feet                      1575.00                      1                      1,575

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

(16) Deck/Balcony  
 Treated Wood,Standard                      6.50                      352                      2,288

County Multiplier = 1.38    =>                      Cost New =                      88,897

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      57,783  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      80,896

2017 Est. T.C.V. 009-100-034-00                      =                      203,007  
 Est. TCV/Total Floor Area = 214.14, Most recent sale 07/15/2011 for 173,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
94,800	94,800	94,800	80,653	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,700	0	0	725	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
101,500	101,500	101,500	81,378	81,378	0

009-100-035-00                      2017 Est. T.C.V.                      KINEY CAROL LEE  
 Property Class: 401                                           1284 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*                      LOTS 35, 36, W 25' OF 37

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 1300/FF	125.00	170.00	0.8326	1.0000	1300	100		135,290
GROUP D 1500/FF	0.00	192.00	0.7597	1.0000	1500	100		0
GROUP D 1500/FF	0.00	190.00	0.7597	1.0000	1500	100		0
125 Actual Front Feet, 0.49 Total Acres                      Total Est. Land Value =								135,290

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	75	0	0
Shed: Wood Frame	10.02	1.00	64	95	609
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					1,579

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 672 SF    Floor Area = 672 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	53.49	-10.43	0.66	672	29,380

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  

Public Sewer	912.00	1	912
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces  

Appliance Allowance	1235.00	1	1,235
Fireplace: Interior 1 Story	2600.00	1	2,600

(16) Porches  

CSEP (1 Story), Standard	30.22	117	3,536
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(16) Deck/Balcony  

Treated Wood,Standard	7.28	118	859
Treated Wood,Standard	7.24	120	869
Treated Wood,Standard	9.68	48	465

County Multiplier = 1.38 =>                      Cost New =                      57,898

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =                      31,844  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      44,581

2017 Est. T.C.V. 009-100-035-00                      =                      181,450

Est. TCV/Total Floor Area = 270.01, Most recent sale 11/21/2014 for 200,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
89,800	89,800	89,800	89,800	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	900	0	0	808	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,700	90,700	90,700	90,608	90,608	0	

009-100-038-00                      2017 Est. T.C.V.                      CHECINSKI ANDREZ J & MARLOGORZATA  
 Property Class: 401                                                                1264 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	50.00	184.00	0.9036	1.0000	2200	100		99,396
GROUP B 2200	25.00	184.00	0.9036	1.0000	2200	100		49,698
75 Actual Front Feet, 0.32 Total Acres                      Total Est. Land Value =								149,094

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.61	1.00	64	74	597
Dock: Light posts	21.31	1.00	256	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 =					2,972

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

(11) Heating System: Space Heater  
 Ground Area = Size for Rates = 1080 SF    Floor Area = 1080 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	66.29	-9.58	0.00	1080	61,247

Other Additions/Adjustments                      Rate                      Size                      Cost

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

(14) Water/Sewer  

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

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(15) Built-Ins & Fireplaces  

Appliance Allowance	1915.00	1	1,915
Fireplace: Wood Stove	1350.00	1	1,350

(16) Deck/Balcony  
 Treated Wood,Standard                      6.64                      304                      2,019

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

Base Cost	20.64	494	10,196
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350
Storage area over garage	3.95	200	790

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

Base Cost	25.95	216	5,605
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      118,706

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =                      83,094  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      116,332

2017 Est. T.C.V. 009-100-038-00                      =                      268,398  
 Est. TCV/Total Floor Area = 248.52, Most recent sale 04/21/2011 for 223,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
119,400	119,400	119,400	112,334	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,800	0	1,011	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
134,200	134,200	134,200	113,345	113,345	0

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009-100-039-00                      2017 Est. T.C.V.                      HAMILTON JOSEPH C & AMY L  
 Property Class: 401                                                                1254 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	179.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.20 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	120	0	0
Shed: Wood Frame	11.95	1.00	36	94	404
Shed: Wood Frame	10.99	1.00	72	94	744
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					3,573

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls CD                      Blt 1968

(11) Heating System: Wall/Floor Furnace  
 Ground Area = Size for Rates = 1338 SF    Floor Area = 1338 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	56.28	-9.74	-1.63	1074	48,233
1	Story Siding	Crawl Space	56.28	-8.11	-1.63	264	12,287

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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(14) Water/Sewer

Public Sewer	1025.00	1	1,025
Well, 50 Feet	1575.00	1	1,575

(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	6.20	378	2,344
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(17) Garages

Class:CD Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	19.20	460	8,832
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      110,594

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      71,886

Separately Depreciated Items:

Square footage # 2 is depreciated at 85 %Good...	Base Cost Was =	12,287
County Multiplier = 1.38 =>	Cost New =	16,955
Phy/Ab.+hy/Func/Econ/Comb.%Good= 20/100/100/100/20.0,	Depr.Cost =	3,391
ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =		105,388

2017 Est. T.C.V. 009-100-039-00	=	228,961			
Est. TCV/Total Floor Area = 171.12, Most recent sale 06/01/2002 for 187,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
107,200	107,200	107,200	87,796	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,300	0	790	0

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Parcel Number: 009-100-039-00

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
114,500	114,500	114,500	88,586	88,586	0

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009-100-040-00                      2017 Est. T.C.V.                      RIETSEMA KLAAS & KATHY  
 Property Class: 402                      BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	50.00	175.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.20 Total Acres                      Total Est. Land Value =								110,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.77	1.00	320	94	2,336

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					4,761

2017 Est. T.C.V. 009-100-040-00                      =                      114,761

Est. TCV/Total Floor Area = 85.77

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
47,400	47,400	47,400	46,273	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,000	0	416	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,400	57,400	57,400	46,689	46,689	0	

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009-100-041-00                      2017 Est. T.C.V.                      SEYMOUR JASON & SHARON  
 Property Class: 401                                           1228 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*                      LOTS 41 & PRT OF 42

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	100.00	148.99	0.8123	1.0000	1500	100		121,838
100 Actual Front Feet, 0.34 Total Acres                      Total Est. Land Value =								121,838

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	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
Total Estimated Land Improvements True Cash Value =					1,425

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls C    Blt 1960

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1182 SF    Floor Area = 1657 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	65.20	-11.38	-0.27	738	39,520
2	Story Siding	Slab	103.07	-11.38	-0.54	444	40,471
1	Story Siding	Overhang	37.87	0.00	0.00	31	1,174

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Fireplace: Exterior 1 Story	3875.00	1	3,875
Fireplace: Prefab 1 Story	2200.00	1	2,200

(16) Porches

WPP, Standard	10.59	204	2,160
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(17) Garages

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

Base Cost	17.38	590	10,254
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New = 146,143

Notes: 2015 REPLACE DECKS WITH 200+SQFT DECK & CONCRETE WALKS, PAINT, INTERIOR REFRESH.

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost = 94,993  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 = 132,991

2017 Est. T.C.V. 009-100-041-00					=	256,254
Est. TCV/Total Floor Area = 154.65, Most recent sale 09/05/2014 for 215,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
114,200	114,200	114,200	110,425	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,900	0	0	0	993	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
128,100	128,100	128,100	111,418	111,418	0	

009-100-043-00	2017 Est. T.C.V.	UELAND STEVE & KELLY
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F & SURPL	95.32	152.62	1.0121	1.0000	800	100		77,175
113 Actual Front Feet, 0.30 Total Acres				Total Acres	Total Est. Land Value =			77,175

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	655	0	0
D/W/P: 4in Concrete	3.61	1.00	186	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C+10 Blt 2015

(11) Heating System: Forced Heat & Cool  
Ground Area = Size for Rates = 1238 SF Floor Area = 2119 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	114.22	-10.16	4.21	881	95,386
1	Story Siding	Crawl Space	72.25	-10.16	2.11	72	4,622
1	Story Siding	Overhang	37.59	0.00	0.00	285	10,713

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CPP, Standard	13.03	144	1,876
CCP (1 Story), Standard	25.64	138	3,538
CCP (1 Story), Standard	54.99	24	1,320

(17) Garages

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

Base Cost	28.51	349	9,950
Common Wall: 2 Wall	-2575.00	1	-2,575
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 186,773

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 184,905  
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 258,867

2017 Est. T.C.V. 009-100-043-00 = 340,792

Est. TCV/Total Floor Area = 160.83, Most recent sale 01/22/2013 for 80,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
113,500	113,500	113,500	106,714	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
57,900	-1,000	0	57,900	960	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
170,400	170,400	170,400	165,574	165,574	0

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009-100-044-00                      2017 Est. T.C.V.                      JONES WILLIAM B TRUST  
 Property Class: 401                                           1214 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1200/FF	100.00	88.00	0.8706	1.0000	1200	100		104,466
100 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	104,466

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	13.15	1.00	48	71	448
Total Estimated Land Improvements True Cash Value =					448

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1177 SF    Floor Area = 1177 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	65.25	-9.37	0.00	1177	65,771

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.49	359	2,330
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(17) Garages

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

Base Cost	19.27	572	11,022
Mechanical Doors	350.00	1	350
Storage area over garage	3.95	572	2,259

County Multiplier = 1.38 =>                      Cost New =                      128,919

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      77,351  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      108,292

2017 Est. T.C.V. 009-100-044-00                      =                      213,206  
 Est. TCV/Total Floor Area = 181.14

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
102,400	102,400	102,400	84,002	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,200	0	0	756	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
106,600	106,600	106,600	84,758	84,758	84,758	

009-100-046-00	2017 Est. T.C.V.	HOWELL CAROL L TRUSTEE
Property Class: 401		1198 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1200/FF	50.00	97.00	1.0000	1.0000	1200	100		60,000
50 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 60,000

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	391	71	955
Shed: Wood Frame	12.07	1.00	80	71	686
Shed: Wood Frame	10.72	1.00	140	94	1,410
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 =					5,426

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1950

(11) Heating System: Forced Air w/ Ducts  
Ground Area = Size for Rates = 1117 SF Floor Area = 1117 SF.  
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost  
1 Story Siding Slab 62.60 -10.94 0.00 1117 57,704

Other Additions/Adjustments Rate Size Cost

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

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(14) Water/Sewer  
Public Sewer 1162.00 1 1,162  
Well, 50 Feet 1575.00 1 1,575

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

(16) Porches  
CGEP (1 Story), Standard 39.73 126 5,006  
WGEP (1 Story), Standard 36.83 144 5,304

(16) Deck/Balcony  
Treated Wood,Standard 6.10 792 4,831

(17) Garages  
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)  
Base Cost 17.55 576 10,109  
Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 129,983

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 84,489  
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 118,285

2017 Est. T.C.V. 009-100-046-00 = 183,711

Est. TCV/Total Floor Area = 164.47					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
99,300	99,300	99,300	70,161	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-7,400	0	0	631	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
91,900	91,900	91,900	70,792	70,792	0



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009-100-047-00                      2017 Est. T.C.V.                      HOWELL CAROL L TRUSTEE  
 Property Class: 402                      S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS  
 \* Factors \*                      LOTS 47 & 48

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1200/FF	50.00	86.00	0.8706	1.0000	1200	100		52,233
<Site Value D> GROUP D BACKLOT					8000	100		8,000
100 Actual Front Feet, 0.19 Total Acres                      Total Est. Land Value =								60,233

2017 Est. T.C.V. 009-100-047-00                      =                      60,233

Est. TCV/Total Floor Area = 53.92

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
46,100	46,100	46,100	33,426	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-16,000	0	0	-3,326	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,100	30,100	30,100	33,726	30,100	0	

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009-140-001-00                      2017 Est. T.C.V.                      GAMBLE JOHN C & RETA G  
 Property Class: 401                      5115 S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					5000	100		5,000
	0.00	Total Acres			Total Est.		Land Value =	5,000

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 = 1248 SF    Floor Area = 1248 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.95	-8.26	0.00	1248	60,765

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard		16.26		20	325
Treated Wood,Standard		16.26		20	325

County Multiplier = 1.38 => **Draft Record Card - Printed before March Board of Review**    Cost New = 98,470

Notes: MODULAR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost = 77,176  
 ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 = 73,317

2017 Est. T.C.V. 009-140-001-00                      =                      78,317

Est. TCV/Total Floor Area = 62.75

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,600	39,600	39,600	32,922	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-400	0	0	296	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,200	39,200	39,200	33,218	33,218	0	

009-140-002-00                      2017 Est. T.C.V.                      FREDIN DALE A  
 Property Class: 402                      S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					5000	100		5,000
		0.00	Total Acres		Total Est.		Land Value =	5,000

2017 Est. T.C.V. 009-140-002-00                      =                      5,000

Est. TCV/Total Floor Area = 4.01

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	0	

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009-140-003-00                      2017 Est. T.C.V.                      FREDIN DALE A  
 Property Class: 402                      W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					5000	100		5,000
	0.00	Total Acres			Total Est.	Land Value =		5,000

2017 Est. T.C.V. 009-140-003-00	=	5,000			
Est. TCV/Total Floor Area =	4.01				
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	-500	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,500	2,500	2,500	3,027	2,500	0

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009-140-004-00                      2017 Est. T.C.V.                      FREDIN DALE A  
 Property Class: 402                      W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					5000	100		5,000
	0.00	Total Acres			Total Est.	Land Value =		5,000

2017 Est. T.C.V. 009-140-004-00	=	5,000			
Est. TCV/Total Floor Area =	4.01				
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	-500	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,500	2,500	2,500	3,027	2,500	0

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009-140-005-00                      2017 Est. T.C.V.                      FREDIN DALE A  
 Property Class: 402                      W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					5000	100		5,000
	0.00	Total Acres			Total Est.	Land Value =		5,000

2017 Est. T.C.V. 009-140-005-00                      =                      5,000

Est. TCV/Total Floor Area = 4.01

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	0	

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009-140-006-00                      2017 Est. T.C.V.                      FOSTER WM K  
 Property Class: 401                      7859 W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	140-Blue	Road			5000	100		5,000
		0.00	Total Acres		Total Est.		Land Value =	5,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	8.16	1.00	100	66	539
	Total Estimated Land Improvements True Cash Value =				539

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 = 1056 SF    Floor Area = 1056 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.72	0.00	0.00	1056	62,008

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                      1,415.00                      1                      1,415  
 Fireplace: Wood Stove                      1,125.00                      1                      1,125

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(16) Porches

CCP (1 Story), Standard                      28.65                      100                      2,865

(16) Deck/Balcony

Treated Wood,Standard                      6.20                      352                      2,182

(17) Garages

Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)  
 Base Cost                      9.78                      1008                      9,858

County Multiplier = 1.38 =>                      Cost New =                      116,684

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,    Depr.Cost =                      82,846  
 ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 =                      78,704

2017 Est. T.C.V. 009-140-006-00                      =                      84,243  
 Est. TCV/Total Floor Area = 79.78

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,300	40,300	40,300	33,933	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	0	305	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,100	42,100	42,100	34,238	34,238	34,238	



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009-140-007-00                      2017 Est. T.C.V.                      SHELTON SHAWNA  
 Property Class: 401                      7823 W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					5000	100		5,000
165 Actual Front Feet, 1.53 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	428	78	1,068
Total Estimated Land Improvements True Cash Value =					1,068

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1176 SF    Floor Area = 1806 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Tri-Level	Siding	Crawl Space	68.68	-4.20	0.00	1176	75,828
1	Story Siding	Overhang	32.69	0.00	0.00	42	1,373

Other Additions/Adjustments                      Rate                      Size                      Cost

(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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(17) Garages

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

Base Cost	24.66	312	7,694
Common Wall: 1 Wall	-1225.00	1	-1,225

County Multiplier = 1.38 =>                      Cost New =    129,010

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =    90,307

Separately Depreciated Items:

(16) Porches

CCP (1 Story), Standard	30.25	84	2,541
County Multiplier = 1.38 =>		Cost New =	3,507
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,		Depr.Cost =	2,490

(17) Garages

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

Base Cost	15.75	672	10,584
County Multiplier = 1.38 =>		Cost New =	14,606
Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0,		Depr.Cost =	11,977

Total Depreciated Cost =    104,773

ECF (409 - RURAL SUBS)    0.900 => TCV of Bldg: 1 =    94,296

2017 Est. T.C.V. 009-140-007-00                      =    100,364

Est. TCV/Total Floor Area = 55.57, Most recent sale 11/04/2013 for 91,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
50,300	50,300	50,300	43,309	0.90

Parcel Number: 009-140-007-00

Page: 2

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2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-100	0	0	389	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	50,200	50,200	50,200	43,698	43,698	43,698

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009-140-009-00	2017 Est. T.C.V.	PALUCK ALEXANDER
Property Class: 401		7717 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					5000	100		5,000
	0.00	Total Acres			Total Est.		Land Value =	5,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	65	94	210
Total Estimated Land Improvements True Cash Value =					210

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = Size for Rates = 1104 SF Floor Area = 1104 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	66.03	-9.52	0.00	1104	62,387

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing  
Average Fixture(s) 760.00 1 760

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

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

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(16) Porches  
CCP (1 Story), Standard 67.30 16 1,077

(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

County Multiplier = 1.38 => Cost New = 110,677

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 71,940  
ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 64,746

2017 Est. T.C.V. 009-140-009-00	=	69,956			
Est. TCV/Total Floor Area = 63.37, Most recent sale 03/28/2016 for 71,500					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
38,200	38,200	38,200	32,914	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-3,200	0	0	2,086	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,000	35,000	35,000	33,210	35,000	35,000

009-140-010-00                      2017 Est. T.C.V.                      SPETEBROOT TONY R & LINDA R  
 Property Class: 402                                           W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					5000	100		5,000
	0.00	Total Acres			Total Est.	Land Value =		5,000

2017 Est. T.C.V. 009-140-010-00                      =                      5,000

Est. TCV/Total Floor Area = 4.53

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	0	

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009-140-011-00                      2017 Est. T.C.V.                      YOUNGBEG GARRICK  
 Property Class: 401                      7699 W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					5000	100		5,000
170 Actual Front Feet, 1.00 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	960	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	94	4,700
Total Estimated Land Improvements True Cash Value =					4,700

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls    C+5    Blt 1995

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1500 SF    Floor Area = 1500 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	65.92	0.00	2.01	1500	101,895

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	6.69	288	1,927
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(17) Garages

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

Base Cost	19.20	576	11,059
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =                      172,487

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =                      137,990

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	1500	17,175
County Multiplier = 1.38 =>		Cost New =	23,702
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	11,851

Total Depreciated Cost =                      149,841

ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 =                      142,349

2017 Est. T.C.V. 009-140-011-00                      =                      152,049

Est. TCV/Total Floor Area = 101.37, Most recent sale 06/01/2012 for 128,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
76,100	76,100	76,100	64,916	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-100	0	0	584	0	0

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Parcel Number: 009-140-011-00

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
76,000	76,000	76,000	65,500	65,500	65,500

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009-140-012-00                      2017 Est. T.C.V.                      COCKERAM JAMIE A & LISA M  
 Property Class: 401                      7691 W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					5000	100		5,000
	0.00	Total Acres			Total Est.		Land Value =	5,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2016 SF    Floor Area = 2016 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	42.74	0.00	0.66	2016	87,494

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
3 Fixture Bath	1650.00	1	1,650

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	5.92	384	2,273
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County Multiplier = 1.38    =>    **Draft Record Card - Printed before March Board of Review**    Cost New = 136,996

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost = 116,447  
 ECF (409 - RURAL SUBS)                      0.650 => TCV of Bldg: 1 = 75,690

2017 Est. T.C.V. 009-140-012-00                      =                      80,690

Est. TCV/Total Floor Area = 40.02, Most recent sale 04/01/1995 for 5,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,900	38,900	38,900	36,073	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	0	324	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,300	40,300	40,300	36,397	36,397	0	



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009-140-013-00	2017 Est. T.C.V.	CEBULSKI JOSEPH S & JULIEANN
Property Class: 401		7675 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	140-Blue	Road			5000	100		5,000
	0.00	Total Acres			Total Est.		Land Value =	5,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.53	1.00	96	86	952
Total Estimated Land Improvements True Cash Value =					952

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 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	85.42	0.00	0.00	1008	86,103

Other Additions/Adjustments

	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	19.24	16	308
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County Multiplier = 1.38 => Cost New = 131,578

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 105,262

Separately Depreciated Items:

(16) Breezeways

Frame Wall,Unfinished	23.25	364	8,463
County Multiplier = 1.38 =>		Cost New =	11,679
Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,		Depr.Cost =	11,562

(17) Garages

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

Base Cost	17.79	676	12,026
County Multiplier = 1.38 =>		Cost New =	16,596
Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0,		Depr.Cost =	16,264

Total Depreciated Cost = 133,088

ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 126,434

2017 Est. T.C.V. 009-140-013-00 = 132,386

Est. TCV/Total Floor Area = 87.56, Most recent sale 05/01/1995 for 72,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
65,300	65,300	65,300	55,493	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	900	0	0	499	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
66,200	66,200	66,200	55,992	55,992	55,992	

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009-160-011-00                      2017 Est. T.C.V.                      BELEN LEONARD F TRUST  
 Property Class: 401                                           6120 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	62.00	100.00	0.9476	1.0000	2400	100		141,009
62 Actual Front Feet, 0.14 Total Acres                      Total Est. Land Value =								141,009

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	437	0	0
Fencing: Vnyl, 2 Rail	8.16	1.00	30	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 1997

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1118 SF    Floor Area = 1118 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.10	-8.51	1.87	1056	54,342
1	Story Siding	Slab	58.10	-10.18	1.87	62	3,087

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	1	1,975
2 Fixture Bath	1,325.00	1	1,325

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(14) Water/Sewer

Public Sewer	1025.00	1	1,025
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CGEP (1 Story), Standard	29.58	238	7,040
CCP (1 Story), Standard	36.76	49	1,801

(16) Deck/Balcony

Treated Wood, Standard	12.37	33	408
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(17) Garages

Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	15.99	336	5,373
Mechanical Doors	350.00	2	700
Class:CD Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	25.95	169	4,386

County Multiplier = 1.38 =>                      Cost New =                      117,412

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =                      99,801  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.100 => TCV of Bldg: 1 =                      109,781

2017 Est. T.C.V. 009-160-011-00                      =                      253,215

Est. TCV/Total Floor Area = 226.49

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
109,200	109,200	109,200	91,787	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	17,400	0	0	826	0	0

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Parcel Number: 009-160-011-00

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
126,600	126,600	126,600	92,613	92,613	0

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009-160-012-00	2017 Est. T.C.V.	LALIK JAMES & JULIANNE
Property Class: 401		6130 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	52.00	100.00	0.9902	1.0000	2400	100		123,582
52 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 123,582

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	136	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	97	485
Total Estimated Land Improvements True Cash Value =					485

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 892 SF Floor Area = 892 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	60.77	-10.75	0.00	892	44,618

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

Public Sewer	1025.00	1	1,025
Well, 50 Feet	1575.00	1	1,575

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(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	34.65	160	5,544
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County Multiplier = 1.38 => Cost New = 80,394

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 44,217  
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 61,904

2017 Est. T.C.V. 009-160-012-00	=	185,971			
Est. TCV/Total Floor Area = 208.49, Most recent sale 05/02/2012 for 131,500					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
86,600	86,600	86,600	76,200	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,400	0	0	685	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
93,000	93,000	93,000	76,885	76,885	0



009-160-014-00                      2017 Est. T.C.V.                      DERUITER BRUCE A  
 Property Class: 401                                           6146 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	49.00	100.00	1.0051	1.0000	2400	100		118,195
49 Actual Front Feet, 0.11 Total Acres                      Total Est. Land Value =								118,195

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	4.04	1.00	576	82	1,908
D/W/P: Patio Blocks	9.80	1.00	1100	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 =					6,658

Cost Est. for Res. Bldg: 1    Single Family    1.75S                      Cls BC    Blt 1992

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1458 SF    Floor Area = 2268 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	107.34	0.00	3.25	1080	119,437
1	Story Siding	Overhang	41.43	0.00	0.00	378	15,661

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350

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(14) Water/Sewer

Public Sewer	1487.00	1	1,487
Well, 50 Feet	1600.00	1	1,600

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
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(16) Porches

CCP (1 Story), Standard	50.84	36	1,830
WPP, Standard	9.89	420	4,154

(16) Deck/Balcony

Treated Wood, Standard	7.21	420	3,028
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(17) Garages

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

Base Cost	27.35	576	15,754
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	2	850

County Multiplier = 1.38 =>                      Cost New =    237,333

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =    201,733  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =    282,427

2017 Est. T.C.V. 009-160-014-00                      =    407,280

Est. TCV/Total Floor Area = 179.58

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
187,600	187,600	187,600	135,892	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	16,000	0	0	1,223	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

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203,600	203,600	203,600	137,115	137,115	137,115
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009-160-015-00                      2017 Est. T.C.V.                      ERNSBERGER THOMAS R & NANCY A  
 Property Class: 401                      6162 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	88	80	242
Shed: Wood Frame	13.15	1.00	48	73	461
Total Estimated Land Improvements True Cash Value =					703

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls    C-5    Blt 1938

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1591 SF    Floor Area = 1591 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	59.10	-10.14	0.00	1591	77,895

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	8.56	90	770
Treated Wood,Standard	6.80	250	1,700

(17) Garages

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

Base Cost	19.27	572	11,022
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38    =>                      Cost New =    135,585

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    88,130  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =    123,383

2017 Est. T.C.V. 009-160-015-00					=	244,086
Est. TCV/Total Floor Area = 153.42, Most recent sale 08/29/2005 for 245,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
114,400	114,400	114,400	99,807	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,600		0	0	898	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
122,000	122,000	122,000	100,705	100,705	0	

009-160-016-00                      2017 Est. T.C.V.                      LOTT JAMES R  
 Property Class: 401                                           6170 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	49.00	100.00	1.0051	1.0000	2400	100		118,195
49 Actual Front Feet, 0.11 Total Acres                      Total Est. Land Value =								118,195

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1024 SF    Floor Area = 1024 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	59.06	-10.40	0.00	1024	49,828

Other Additions/Adjustments                      Rate                      Size                      Cost

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

(14) Water/Sewer  
 Public Sewer                      1025.00                      1                      1,025  
 Well, 50 Feet                      1575.00                      1                      1,575

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

(16) Porches  
 CGEP (1 Story), Standard                      37.91                      128                      4,852

(16) Deck/Balcony  
 Treated Wood, Standard                      6.75                      200                      1,350

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

County Multiplier = 1.38 =>                      Cost New =                      83,732

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      50,239  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      70,335

2017 Est. T.C.V. 009-160-016-00                      =                      188,530

Est. TCV/Total Floor Area = 184.11

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
87,800	87,800	87,800	63,080	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,500	0	0	567	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,300	94,300	94,300	63,647	63,647	0	

009-160-017-00                      2017 Est. T.C.V.                      KENNEDY FAMILY LIVING TRUST  
 Property Class: 401                                           6180 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	49.00	100.00	1.0051	1.0000	2400	100		118,195
49 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	118,195

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

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.53	-9.72	-1.89	592	26,001

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

Public Sewer		912.00		1	912
Well, 50 Feet		1575.00		1	1,575

(15) Built-Ins & Fireplaces

Appliance Allowance		1235.00		1	1,235
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County Multiplier = 1.38 =>                      Cost New =                      41,742

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      25,045

Separately Depreciated Items: **Draft Record Card - Printed before March Board of Review**

(16) Deck/Balcony

Treated Wood, Standard		15.57		20	311
County Multiplier = 1.38 =>				Cost New =	430
Phy/Ab.Phy/Func/Econ/Comb.%Good= 56/100/100/100/56.0,				Depr.Cost =	241

Total Depreciated Cost =                      25,286  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      35,400

2017 Est. T.C.V. 009-160-017-00                      =                      153,595

Est. TCV/Total Floor Area = 259.45

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
71,100	71,100	71,100	45,451	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,700	0	409	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,800	76,800	76,800	45,860	45,860	0	

009-160-018-00                      2017 Est. T.C.V.                      FERRICK BRIAN & KARYN  
 Property Class: 401                      6186 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls CD    Blt 1939

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Brick	Crawl Space	66.09	-8.41	1.87	1170	69,674

Other Additions/Adjustments                      Rate                      Size                      Cost

(1) Exterior

Brick Veneer	8.00	240	1,920
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(13) Plumbing

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

Public Sewer	1025.00	1	1,025
Well, 50 Feet	1575.00	1	1,575

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

(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	8.16	92	751
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County Multiplier = 1.38    =>                      Cost New =    111,006

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =    66,604  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =    93,245

2017 Est. T.C.V. 009-160-018-00                      =    213,720  
 Est. TCV/Total Floor Area = 182.67, Most recent sale 09/30/2005 for 294,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
99,900	99,900	99,900	81,005	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,000	0	729	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
106,900	106,900	106,900	81,734	81,734	0

009-160-019-00                      2017 Est. T.C.V.                      SAGE BRUCE J & KAREN E  
 Property Class: 401                                           6190 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	120,000

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls D+5    Blt 1945

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 744 SF    Floor Area = 744 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	54.68	-9.59	0.69	744	34,060

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

(14) Water/Sewer  
 Public Sewer                      912.00                      1                      912  
 Well, 50 Feet                      1575.00                      1                      1,575

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

(16) Porches  
 CGEP (1 Story), Standard                      29.26                      216                      6,320  
 CGEP (1 Story), Standard                      55.57                      48                      2,667

(16) Deck/Balcony  
 Treated Wood, Standard                      6,388                      225                      1,436

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County Multiplier = 1.38    =>                      Cost New =                      67,248

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      40,349  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      56,488

2017 Est. T.C.V. 009-160-019-00                      =                      176,488  
 Est. TCV/Total Floor Area = 237.22

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
82,000	82,000	82,000	55,576	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,200	0	0	500	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
88,200	88,200	88,200	56,076	56,076	0	

009-160-020-00                      2017 Est. T.C.V.                      BORLE KEITH D & CURTIS A  
 Property Class: 401                                           6198 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates

Land Improvment Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.95	1.00	40	66	315
Shed: Metal Prefab	8.23	1.00	96	66	521
Total Estimated Land Improvements True Cash Value =					837

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 728 SF    Floor Area = 728 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	63.73	-11.30	-2.85	728	36,094

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Sewer	1025.00	1	1,025
Well, 50 Feet	1575.00	1	1,575

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(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	33.37	176	5,873
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County Multiplier = 1.38 =>                      Cost New =    70,915

Phy/Ab.Phy/Func/Econ/Comb.%Good= 67/100/100/100/67.0,    Depr.Cost =    47,513

Separately Depreciated Items:

(17) Garages

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

Base Cost	17.43	280	4,880
County Multiplier = 1.38 =>			Cost New = 6,735
Phy/Ab.Phy/Func/Econ/Comb.%Good= 76/100/100/100/76.0,			Depr.Cost = 5,119

Total Depreciated Cost =    52,631  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =    73,684

2017 Est. T.C.V. 009-160-020-00                      =    194,521

Est. TCV/Total Floor Area = 267.20, Most recent sale 11/30/1944 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
90,700	90,700	90,700	78,937	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,600	0	0	710	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
97,300	97,300	97,300	79,647	79,647	0

009-160-021-00	2017 Est. T.C.V.	VENEMA DOUGLAS & DIANE
Property Class: 401		6220 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 120,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 2005

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1120 SF Floor Area = 1736 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	69.14	0.00	0.00	504	34,847
2	Story Siding	Basement	109.29	0.00	0.00	616	67,323

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

(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT)	3.75	160	600
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County Multiplier = 1.38 => Cost New = 156,984

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 149,134

Separately Depreciated Items:

(16) Porches

WCP (1 Story), Standard	48.28	32	1,545
County Multiplier = 1.38 =>		Cost New =	2,132
Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0,		Depr.Cost =	2,047

(16) Deck/Balcony

Treated Wood, Standard	6.47	384	2,484
County Multiplier = 1.38 =>		Cost New =	3,429
Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0,		Depr.Cost =	3,291

Total Depreciated Cost = 154,473  
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 216,262

2017 Est. T.C.V. 009-160-021-00	=	338,637
Est. TCV/Total Floor Area = 195.07, Most recent sale 01/04/2014 for 325,000		
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.		
155,900 155,900 155,900 149,848 0.90		
2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses		

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Parcel Number: 009-160-021-00

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	0	13,400	0	0	1,348	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	169,300	169,300	169,300	151,196	151,196	0

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12:11 PM

009-160-022-00                      2017 Est. T.C.V.                      MILLER JEFFERY & RACHELLE L  
 Property Class: 401                      6226 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	144	71	327
Total Estimated Land Improvements True Cash Value =					327

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

(11) Heating System: Electric Baseboard

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	66.28	0.00	-0.21	624	41,228

Other Additions/Adjustments                      Rate                      Size                      Cost

(9) Basement Finish

Basement Living Finish	16.50	624	10,296
Walk out Basement Door(s)	700.00	1	700

(13) Plumbing

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

(14) Water/Sewer

Public Sewer	1025.00	1	1,025
Well, 50 Feet	1575.00	1	1,575

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(15) Built-Ins & Fireplaces

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

(17) Garages

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

Base Cost	18.20	480	8,736
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County Multiplier = 1.38    =>                      Cost New =                      97,124

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      58,274  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      81,584

2017 Est. T.C.V. 009-160-022-00					=	201,911
Est. TCV/Total Floor Area = 323.58, Most recent sale 10/26/2012 for 176,200						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
94,200	94,200	94,200	86,140	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,800		0	0	775	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
101,000	101,000	101,000	86,915	86,915	86,915	

009-160-023-00                      2017 Est. T.C.V.                      LINE ROBERT S & BARBARA C  
 Property Class: 401                                                                6230 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	100	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 888 SF    Floor Area = 888 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.83	-9.04	0.00	888	45,990

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

Public Sewer	1025.00	1	1,025
Well, 50 Feet	1575.00	1	1,575

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(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	47.37	77	3,647
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(16) Deck/Balcony

Treated Wood,Standard	6.43	280	1,800
Treated Wood,Standard	11.33	40	453

County Multiplier = 1.38 =>                      Cost New =                      82,780

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,                      Depr.Cost =                      45,529

Separately Depreciated Items:

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT	3.75	240	900
County Multiplier = 1.38 =>		Cost New =	1,242
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,		Depr.Cost =	1,056

Total Depreciated Cost =                      46,585

ECF (403 - LAKE MISSAUKEE AREA RES)                      1.400 => TCV of Bldg: 1 =                      65,219

2017 Est. T.C.V. 009-160-023-00                      =                      185,694

Est. TCV/Total Floor Area = 209.11, Most recent sale 08/06/2014 for 150,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
86,500	86,500	86,500	80,139	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,300	0	0	721	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

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Parcel Number: 009-160-023-00

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92,800	92,800	92,800	80,860	80,860	0
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009-160-024-00	2017 Est. T.C.V.	HAWKINS CHARLES M & PATRICIA
Property Class: 401		6240 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	120,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 744 SF Floor Area = 744 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.38	-9.48	0.00	744	40,102

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Sewer	1025.00	1	1,025
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	36.12	144	5,201
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(16) Deck/Balcony

Treated Wood, Standard	7.02	168	1,179
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(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 = 89,104

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 53,463  
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 74,848

2017 Est. T.C.V. 009-160-024-00 = 194,848

Est. TCV/Total Floor Area = 261.89

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
90,800	90,800	90,800	64,889	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,600	0	0	584	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
97,400	97,400	97,400	65,473	65,473	0	

009-160-025-00                      2017 Est. T.C.V.                      VANKUREN ROBIN M  
 Property Class: 401                                           6260 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	672	71	1,422
Shed: Wood Frame	9.59	1.00	80	45	345
Total Estimated Land Improvements True Cash Value =					1,767

Cost Est. for Res. Bldg: 1    Single Family    1+S                      Cls    D+5    Blt 1935

(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	Crawl Space	51.49	-8.52	0.69	864	37,722
1	Story Siding	Basement	49.42	0.00	0.69	288	14,432

Other Additions/Adjustments                      Rate                      Size                      Cost

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

(14) Water/Sewer  
 Public Sewer                      912.00                      1                      912  
 Well, 50 Feet                      1575.00                      1                      1,575

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

(16) Porches  
 CGEP (1 Story), Standard                      53.65                      50                      2,683

(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  
 Automatic Doors                      375.00                      1                      375

County Multiplier = 1.38    =>                      Cost New =                      94,352

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      56,611  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      79,256

2017 Est. T.C.V. 009-160-025-00                      =                      201,023  
 Est. TCV/Total Floor Area = 174.50

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
93,800	93,800	93,800	66,373	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,700	0	0	597	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
100,500	100,500	100,500	66,970	66,970	0	

009-160-026-00                      2017 Est. T.C.V.                      OLIVER CHRISTOPHER & DAWN  
 Property Class: 401                      6270 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	53.00	100.00	0.9855	1.0000	2400	100		125,360
53 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								125,360

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	574	0	0
Shed: Metal Prefab	7.02	1.00	240	75	1,264
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 =					2,214

Cost Est. for Res. Bldg: 1    Single Family    1+S                      Cls CD    Blt 1953

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 840 SF    Floor Area = 840 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Slab	63.81	-10.91	0.00	840	44,436

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing  

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

(14) Water/Sewer                      **Draft Record Card - Printed before March Board of Review**  

Public Sewer	1025.00	1	1,025
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces  

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

(16) Porches  

CGEP (1 Story), Standard	52.74	60	3,164
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(17) Garages  
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)  

Base Cost	23.25	352	8,184
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      88,775

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      53,265  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      74,571

2017 Est. T.C.V. 009-160-026-00					=	202,145
Est. TCV/Total Floor Area = 240.65, Most recent sale 08/26/2016 for 240,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
94,400	94,400	94,400	68,184	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,700	0	0	32,916	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
101,100	101,100	101,100	68,797	101,100	0	

009-160-027-00                      2017 Est. T.C.V.                      TOWER WALTER B  
 Property Class: 401                                           6280 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	53.00	100.00	0.9855	1.0000	2400	100		125,360
53 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								125,360

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	7.55	1.00	96	45	326
Total Estimated Land Improvements True Cash Value =					326

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 880 SF    Floor Area = 880 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	49.89	-9.76	-0.78	880	34,628

Other Additions/Adjustments                      Rate                      Size                      Cost

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

(14) Water/Sewer  
 Public Sewer                      912.00                      1                      912  
 Well, 50 Feet                      1575.00                      1                      1,575

(15) Built-Ins & Fireplaces  
 Appliance Allowance                      1,235.00                      1                      1,235  
 Fireplace: Exterior 1 Story                      3050.00                      1                      3,050

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(16) Porches  
 WCP (1 Story), Standard                      31.18                      64                      1,996

(16) Deck/Balcony  
 Treated Wood, Standard                      6.56                      192                      1,260

County Multiplier = 1.38 =>                      Cost New =                      62,348

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      37,409  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      52,373

2017 Est. T.C.V. 009-160-027-00                      =                      178,059

Est. TCV/Total Floor Area = 202.34

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
82,900	82,900	82,900	58,634	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,100	0	0	527	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,000	89,000	89,000	59,161	59,161	0	

009-160-028-00	2017 Est. T.C.V.	BRANDT GREGORY A & JEANENE S TTEE
Property Class: 401		6290 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	53.00	100.00	0.9855	1.0000	2400	100		125,360
53 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 125,360

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	624	71	1,524
Total Estimated Land Improvements True Cash Value =					1,524

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 971 SF Floor Area = 971 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	67.62	-11.88	0.00	971	54,124

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1,915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	38.96	48	1,870
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(17) Garages

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

Base Cost	20.98	384	8,056
Mechanical Doors	350.00	1	350

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

Base Cost	23.84	392	9,345
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 109,720

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 65,832

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	7.05	200	1,410
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County Multiplier = 1.38 => Cost New = 1,946

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 1,751

Total Depreciated Cost = 67,583

ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 94,616

2017 Est. T.C.V. 009-160-028-00 = 221,500

Est. TCV/Total Floor Area = 228.12

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
103,700	103,700	103,700	68,362	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,100	0	615	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT



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Parcel Number: 009-160-028-00

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110,800	110,800	110,800	68,977	68,977	0
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009-160-029-00                      2017 Est. T.C.V.                      OLSON EDWARD B  
 Property Class: 401                                           6300 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	53.00	100.00	0.9855	1.0000	2400	100		125,360
53 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								125,360

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	288	76	700
Total Estimated Land Improvements True Cash Value =					700

Cost Est. for Res. Bldg: 1    Single Family    1.75S                      Cls CD                      Blt 1948

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 864 SF    Floor Area = 1512 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Siding	Crawl Space	87.41	-9.11	0.00	864	67,651

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

Public Sewer	1025.00	1	1,025
Well, 50 Feet	1575.00	1	1,575

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

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

(16) Porches

CCP (1 Story), Standard	45.24	35	1,583
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(16) Deck/Balcony

Treated Wood, Standard	6.20	349	2,164
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(17) Garages

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

Base Cost	13.15	992	13,045
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 =>                      Cost New = 127,289

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,                      Depr.Cost = 82,738

Separately Depreciated Items:

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT)	3.75	528	1,980
County Multiplier = 1.38 =>		Cost New =	2,732
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,		Depr.Cost =	1,940

Total Depreciated Cost = 84,678  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 = 118,549

2017 Est. T.C.V. 009-160-029-00	=	244,609
Est. TCV/Total Floor Area = 161.78		
2016 Assessed                      MBOR                      S.E.V.	Base for Cap	C.P.I.
112,600                      112,600                      112,600	79,388	0.90
2017                      New Eq. Adjustment                      Loss	Additions	Tax Adjustment                      Losses

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Parcel Number: 009-160-029-00

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	0	9,700	0	0	714	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	122,300	122,300	122,300	80,102	80,102	80,102

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009-160-030-00                      2017 Est. T.C.V.                      KLEIN ROGER K & CAROL J  
 Property Class: 401                      6320 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	900	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    1.25S                      Cls    C+5    Blt 1980

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1008 SF    Floor Area = 1340 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	70.47	0.00	0.00	438	30,866
2	Story Siding	Basement	111.35	0.00	0.00	307	34,184
1	Story Siding	Crawl Space	70.47	-10.25	0.00	263	15,838
1	Story Siding	Overhang	38.95	0.00	0.00	25	974

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WGEP (1 Story), Standard	72.27	36	2,602
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(16) Deck/Balcony

Treated Wood,Standard	6.45	399	2,574
Treated Wood,Standard	8.61	88	758

(17) Garages

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

Base Cost	21.14	672	14,206
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =                      153,232

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =                      114,924  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      160,894

2017 Est. T.C.V. 009-160-030-00                      =                      283,394

Est. TCV/Total Floor Area = 211.49, Most recent sale 08/01/2001 for 224,400

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
130,400	130,400	130,400	115,630	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	11,300	0	1,040	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
141,700	141,700	141,700	116,670	116,670	0	

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009-160-031-00                      2017 Est. T.C.V.                      DITMAR BRAD A & KIMBERLY A  
 Property Class: 401                      6330 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 950 SF    Floor Area = 950 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	59.99	-10.59	-2.85	950	44,223

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

(14) Water/Sewer  
 Public Sewer                      1025.00                      1                      1,025  
 Well, 50 Feet                      1575.00                      1                      1,575

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

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

County Multiplier = 1.38 =>                      Cost New =                      72,198

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      43,319

Separately Depreciated Items:

(16) Deck/Balcony  
 Treated Wood,Standard                      6.75                      200                      1,350  
 County Multiplier = 1.38 =>                      Cost New =                      1,863  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0,    Depr.Cost =                      1,379

Total Depreciated Cost =                      44,698  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      62,577

2017 Est. T.C.V. 009-160-031-00                      =                      183,052

Est. TCV/Total Floor Area = 192.69, Most recent sale 06/29/2015 for 195,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
85,200	85,200	85,200	85,200	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,300	0	766	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
91,500	91,500	91,500	85,966	85,966	0

009-160-032-00                      2017 Est. T.C.V.                      SPURGEON WILLIAM K & MARY K TRUST  
 Property Class: 401                      6350 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	100.00	100.00	0.8409	1.0000	2200	100		184,997
100 Actual Front Feet, 0.23 Total Acres                      Total Est. Land Value =								184,997

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.65	1.00	144	97	1,487

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					3,912

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls    C+10    Blt 1927

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2656 SF    Floor Area = 2656 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.20	-8.30	2.11	1408	81,678
1	Story Siding	Crawl Space	64.20	-8.30	2.11	1248	72,396

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	31.73	220	6,981
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(17) Garages

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

Base Cost	19.36	795	15,391
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =                      262,212

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,                      Depr.Cost =                      183,548

Separately Depreciated Items:

Square footage # 2 is depreciated at 40 %Good...                      Base Cost Was =                      72,396  
 County Multiplier = 1.38 =>                      Cost New =                      99,907  
 Phy/Ab.Phy/Func/Econ/Comb.%Good=-30/100/100/100/-30.0,                      Depr.Cost =                      -29,972

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT	3.75	144	540
County Multiplier = 1.38 =>                      Cost New =                      745			
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,                      Depr.Cost =                      633			

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		Total Depreciated Cost =		154,209	
ECF (403 - LAKE MISSAUKEE AREA RES)		1.400 => TCV of Bldg: 1 =		215,893	
2017 Est. T.C.V. 009-160-032-00				= 404,802	
Est. TCV/Total Floor Area = 152.41					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
183,600	183,600	183,600	166,765	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	18,800	0	0	1,500	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
202,400	202,400	202,400	168,265	168,265	168,265

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009-160-034-00	2017 Est. T.C.V.	SPURGEON WILLIAM K & MARY K TRUST
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	120,000

2017 Est. T.C.V. 009-160-034-00 = 120,000

Est. TCV/Total Floor Area = 45.18

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,000	55,000	55,000	32,329	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,000	0	0	290	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,000	60,000	60,000	32,619	32,619	32,619	

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009-160-035-00                      2017 Est. T.C.V.                      SKOWRONSKI LAURA B  
 Property Class: 401                                           6376 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	94.00	100.00	0.8540	1.0000	2200	100		176,608
94 Actual Front Feet, 0.22 Total Acres                      Total Est. Land Value =								176,608

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	602	66	1,184
Total Estimated Land Improvements True Cash Value =					1,184

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 930 SF    Floor Area = 1010 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	49.28	-12.46	-1.89	610	21,307
1.25	Story Siding	Piers	57.07	-12.46	-2.39	320	13,510

Other Additions/Adjustments                      Rate                      Size                      Cost

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

(14) Water/Sewer  
 Public Sewer                      912.00                      1                      912  
 Well, 50 Feet                      1575.00                      1                      1,575

(15) Built-Ins & Fireplaces                      **Draft Record Card - Printed before March Board of Review**  
 Appliance Allowance                      1235.00                      1                      1,235  
 Fireplace: Exterior 1 Story                      3050.00                      1                      3,050

(16) Porches  
 CGEP (1 Story), Standard                      30.64                      192                      5,883

County Multiplier = 1.38 =>                      Cost New =                      66,237

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =                      36,430  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      51,002

2017 Est. T.C.V. 009-160-035-00                      =                      228,794

Est. TCV/Total Floor Area = 226.53

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
101,400	101,400	101,400	83,781	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,000	0	0	754	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
114,400	114,400	114,400	84,535	84,535	84,535	

009-160-037-00                      2017 Est. T.C.V.                      QUEHL DONALD W  
 Property Class: 401                                           6390 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	47.00	100.00	1.0156	1.0000	2400	100		114,558
47 Actual Front Feet, 0.11 Total Acres                      Total Est. Land Value =								114,558

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	480	78	1,198
Total Estimated Land Improvements True Cash Value =					1,198

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls CD                      Blt 1983

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 784 SF    Floor Area = 784 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	62.60	0.00	0.00	784	49,078

Other Additions/Adjustments                      Rate                      Size                      Cost

(9) Basement Finish

Basement Living Finish	16.50	392	6,468
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(13) Plumbing

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

(14) Water/Sewer

Public Sewer	1,025.00	1	1,025
Well, 50 Feet	1,575.00	1	1,575

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(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	6.43	280	1,800
Treated Wood,Standard	10.15	48	487

(17) Garages

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

Base Cost	12.95	1216	15,747
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 =>                      Cost New = 111,644

Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0,    Depr.Cost = 81,500

Separately Depreciated Items:

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT)	3.75	160	600
County Multiplier = 1.38 =>		Cost New =	828
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,		Depr.Cost =	704

Total Depreciated Cost = 82,204  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 = 115,085

2017 Est. T.C.V. 009-160-037-00	=	230,841
Est. TCV/Total Floor Area = 294.44		
2016 Assessed                      MBOR                      S.E.V.	Base for Cap	C.P.I.
108,000                      108,000                      108,000	77,165	0.90
2017                      New Eq. Adjustment                      Loss	Additions	Tax Adjustment                      Losses

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	0	7,400	0	0	694	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	115,400	115,400	115,400	77,859	77,859	77,859

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009-160-038-00                      2017 Est. T.C.V.                      NICHOLS BRENT L  
 Property Class: 401                      6404 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	47.00	100.00	1.0156	1.0000	2400	100		114,558
47 Actual Front Feet, 0.11 Total Acres                      Total Est. Land Value =								114,558

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Patio Blocks	6.84	1.00	640	0	0
D/W/P: 4in Concrete	3.12	1.00	200	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    1.5S                      Cls    C+10    Blt 2004

(11) Heating System: Forced Heat & Cool  
 Ground Area = Size for Rates = 1070 SF    Floor Area = 1935 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	92.99	-10.56	3.16	1070	91,581
1	Story Siding	Overhang	38.54	0.00	0.00	330	12,718

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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(14) Water/Sewer  
 Public Sewer                      1162.00                      1                      1,162  
 Well, 50 Feet                      1575.00                      1                      1,575

(15) Built-Ins & Fireplaces  
 Appliance Allowance                      1915.00                      1                      1,915  
 Fireplace: Prefab 1 Story                      2200.00                      1                      2,200

(16) Porches  
 CCP (1 Story), Standard                      47.78                      34                      1,625  
 WPP, Standard                      18.19                      56                      1,019

(16) Deck/Balcony  
 Treated Wood,Standard                      7.33                      170                      1,246  
 Treated Wood,Standard                      8.82                      80                      706

(17) Garages  
 Class:C Exterior: Siding Foundation: 42 Inch (Finished )  
 Base Cost                      21.44                      646                      13,850  
 Common Wall: 1/2 Wall                      -650.00                      1                      -650  
 Automatic Doors                      375.00                      1                      375

County Multiplier = 1.38 =>                      Cost New =                      182,825

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =                      164,542  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      230,359

2017 Est. T.C.V. 009-160-038-00                      =                      349,667  
 Est. TCV/Total Floor Area = 180.71, Most recent sale 08/01/1997 for 97,500  

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
153,700	153,700	153,700	127,545	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	21,100	0	0	1,147	0	

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Parcel Number: 009-160-038-00

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
174,800	174,800	174,800	128,692	128,692	128,692

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009-160-039-00                      2017 Est. T.C.V.                      MCGEE JEFFREY M & DODY C  
 Property Class: 401                                           6416 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	47.00	100.00	1.0156	1.0000	2400	100		114,558
47 Actual Front Feet, 0.11 Total Acres                      Total Est. Land Value =								114,558

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls    C+5    Blt 1998

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1215 SF    Floor Area = 1519 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Basement	78.37	0.00	0.00	1215	95,220

Other Additions/Adjustments                      Rate                      Size                      Cost

(9) Basement Finish

Basement Recreation Finish	11.45	810	9,275
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 1 Story	2200.00	1	2,200

(16) Porches

WGEP (1 Story), Standard	52.78	64	3,378
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(16) Deck/Balcony

Treated Wood, Standard	6.79	255	1,731
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County Multiplier = 1.38 =>                      Cost New =                      169,899

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0,    Depr.Cost =                      149,511  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      209,316

2017 Est. T.C.V. 009-160-039-00                      =                      326,249

Est. TCV/Total Floor Area = 214.78

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
150,000	150,000	150,000	119,173	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,100	0	0	1,072	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
163,100	163,100	163,100	120,245	120,245	0

009-160-040-00                      2017 Est. T.C.V.                      SCHROEDER JAMES G  
 Property Class: 401                                           6430 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	256	71	625
Total Estimated Land Improvements True Cash Value =					625

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls    C+5    Blt 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1027 SF    Floor Area = 1540 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	89.41	-10.20	0.00	1027	81,349

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

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

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

(16) Deck/Balcony

Treated Wood,Standard	6.75	268	1,809
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(17) Garages

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

Base Cost	24.25	352	8,536
Common Wall: 1/2 Wall	-650.00	1	-650
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      141,147

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,                      Depr.Cost =                      91,746

Separately Depreciated Items:

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT)	3.75	480	1,800
County Multiplier = 1.38 =>			Cost New = 2,484
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,			Depr.Cost = 1,764

Total Depreciated Cost =                      93,509  
 ECF (403 - LAKE MISSAUKEE AREA RES)                      1.400 => TCV of Bldg: 1 =                      130,913

2017 Est. T.C.V. 009-160-040-00                      =                      251,538

Est. TCV/Total Floor Area = 163.34

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
115,700	115,700	115,700	102,291	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,100	0	920	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT



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Parcel Number: 009-160-040-00

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125,800	125,800	125,800	103,211	103,211	0
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009-160-041-00                      2017 Est. T.C.V.                      TOMPKINS JEFFREY J & KATHLEEN  
 Property Class: 401                                           6438 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								120,000

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    2S                      Cls    C+5    Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1536 SF    Floor Area = 2976 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	103.91	0.00	4.02	1440	155,419
1	Story Siding	Basement	65.72	0.00	2.01	96	6,502

Other Additions/Adjustments                      Rate                      Size                      Cost

(1) Exterior							
Stone Veneer	10.25		136				1,394

(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	50.79		72				3,657
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(17) Garages

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

Base Cost	23.63		552				13,044
Common Wall: 1 Wall	-1425.00		1				-1,425
Automatic Doors	425.00		1				425

County Multiplier = 1.38 =>                      Cost New =                      263,239

Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0,                      Depr.Cost =                      239,548

Separately Depreciated Items:

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT)	3.75		180				675
County Multiplier = 1.38 =>							932
Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0,							680

Total Depreciated Cost =                      240,228  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      336,319

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2017 Est. T.C.V. 009-160-041-00				=	457,269	
Est. TCV/Total Floor Area = 153.65						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
210,500	210,500	210,500	173,628	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,100	0	0	1,562	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
228,600	228,600	228,600	175,190	175,190	0	

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009-160-042-00	2017 Est. T.C.V.	ODEGARD TIMOTHY E & TRACEY J
Property Class: 401		6446 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 120,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Patio Blocks	8.13	1.00	100	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+10 Blt 2014

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1214 SF Floor Area = 1214 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	71.40	0.00	2.11	1214	89,241

Other Additions/Adjustments	Rate	Size	Cost
-----------------------------	------	------	------

(1) Exterior

Stone Veneer	10.25	40	410
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

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(14) Water/Sewer

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

(16) Porches

WPP, Standard	8.79	362	3,182
WCP (1 Story), Standard	28.48	104	2,962

(16) Deck/Balcony

Treated Wood, Standard	11.03	45	496
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(17) Garages

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

Base Cost	27.10	200	5,420
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 153,154

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 151,623  
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 212,272

2017 Est. T.C.V. 009-160-042-00 = 334,647

Est. TCV/Total Floor Area = 275.66

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
157,800	157,800	157,800	125,523	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,500	0	0	1,129	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
167,300	167,300	167,300	126,652	126,652	0

009-160-043-00	2017 Est. T.C.V.	HAVERKAMP FAMILY TRUST
Property Class: 401		6450 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	120,000

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 1140 SF Floor Area = 1140 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	63.93	-10.90	0.00	780	41,363
1	Story Siding	Slab	62.36	-10.90	0.00	360	18,526

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing  
Average Fixture(s) 760.00 1 760

(14) Water/Sewer  
Public Sewer 1162.00 1 1,162  
Well, 50 Feet 1575.00 1 1,575

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

(16) Porches  
CGEP (1 Story), Standard 40.96 120 4,915

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(17) Garages  
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)  
Base Cost 19.70 440 8,668  
Mechanical Doors 350.00 1 350

County Multiplier = 1.42 => Cost New = 118,015

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 70,809

Separately Depreciated Items:

Square footage # 2 is depreciated at 90 %Good... Base Cost Was = 18,526  
County Multiplier = 1.42 => Cost New = 26,306  
Phy/Ab.+hy/Func/Econ/Comb.%Good= 30/100/100/100/30.0, Depr.Cost = 7,892

(16) Porches  
CCP (1 Story), Standard 28.24 112 3,163  
County Multiplier = 1.42 => Cost New = 4,491  
Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0, Depr.Cost = 4,087

Total Depreciated Cost = 82,788

ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 115,903

2017 Est. T.C.V. 009-160-043-00 = 235,903

Est. TCV/Total Floor Area = 206.93

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
110,100	110,100	110,100	79,771	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,900	0	0	717	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
118,000	118,000	118,000	80,488	80,488	0

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009-160-044-00	2017 Est. T.C.V.	JOSEPH ROBERT L & PAMELA A
Property Class: 401		6474 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	900	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 1.5S Cls C+5 Blt 1989

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1374 SF Floor Area = 2157 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	85.10	0.00	1.75	1374	119,332
1	Story Siding	Overhang	36.96	0.00	0.00	96	3,548

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CGEP (1 Story), Standard	26.40	400	10,560
CCP (1 Story), Standard	21.66	222	4,809

(16) Deck/Balcony

Treated Wood, Standard	13.06	32	418
Treated Wood, Standard	6.85	240	1,644

(17) Garages

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

Base Cost	25.60	440	11,264
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 218,677

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost = 179,315  
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 251,041

2017 Est. T.C.V. 009-160-044-00 = 373,391

Est. TCV/Total Floor Area = 173.11

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
171,900	171,900	171,900	151,357	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,800	0	0	1,362	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
186,700	186,700	186,700	152,719	152,719	152,719	

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009-160-045-00                      2017 Est. T.C.V.                      HOEFT GORDON J  
 Property Class: 401                                           6478 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.00	96	0	0
Shed: Wood Frame	12.88	1.00	56	94	678
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 =					2,103

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls C-5    Blt 1928

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 1521 SF    Floor Area = 1521 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	59.54	0.00	0.00	1016	60,493
1	Story Siding	Crawl Space	59.54	-8.31	0.00	202	10,348
1	Story Siding	Crawl Space	59.54	-8.31	0.00	303	15,523

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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(14) Water/Sewer

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

(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	54.99	24	1,320
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(16) Deck/Balcony

Treated Wood,Standard	8.10	110	891
Treated Wood,Standard	6.29	504	3,170
Treated Wood,Standard	16.98	20	340

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

Base Cost	20.98	384	8,056
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      151,493

Phy/Ab.Phy/Func/Econ/Comb.%Good= 66/100/100/100/66.0,    Depr.Cost =                      99,985  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      139,980

2017 Est. T.C.V. 009-160-045-00                      =                      262,083

Est. TCV/Total Floor Area = 172.31

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
123,100	123,100	123,100	78,047	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,900	0	702	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT



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131,000	131,000	131,000	78,749	78,749	0
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009-160-046-00                      2017 Est. T.C.V.                      THOMAS MICHAEL E & SUSAN R  
 Property Class: 401                      6484 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	1496	0	0
Shed: Wood Frame	11.06	1.00	120	73	969
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					3,394

Cost Est. for Res. Bldg: 1    Single Family    1.75S                      Cls C+5    Blt 1988

(11) Heating System: Forced Hot Water  
 Ground Area = Size for Rates = 1176 SF    Floor Area = 2058 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	99.50	0.00	2.05	1176	119,423

  

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 2 Story	4650.00	1	4,650

(16) Deck/Balcony

Treated Wood,Standard	6.77	260	1,760
Treated Wood,Standard	12.43	36	447

(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	1	375

County Multiplier = 1.38 =>                      Cost New =                      202,238

Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0,                      Depr.Cost =                      155,723

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	588	6,733
County Multiplier = 1.38 =>			Cost New =                      9,291
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Depr.Cost =                      4,645

Total Depreciated Cost =                      160,369  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      224,516

2017 Est. T.C.V. 009-160-046-00                      =                      347,910

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Est. TCV/Total Floor Area = 169.05, Most recent sale 10/01/1997 for 188,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
160,200	160,200	160,200	141,272	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	13,800	0	0	1,271	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
174,000	174,000	174,000	142,543	142,543		0

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009-160-047-00                      2017 Est. T.C.V.                      TRIM RALPH A & JOANNE L TRUSTS  
 Property Class: 401                      6490 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	840	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls    C+10    Blt 1991

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1290 SF    Floor Area = 2130 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	70.70	0.00	2.11	450	32,765
2	Story Siding	Basement	111.76	0.00	4.21	840	97,415

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250
Fireplace: Prefab 1 Story	2200.00	1	2,200

(16) Porches

CCP (1 Story), Standard	18.12	434	7,864
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(16) Deck/Balcony

Treated Wood,Standard	8.82	80	706
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(17) Garages

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

Base Cost	19.47	560	10,903
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 =>                      Cost New =                      227,754

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =                      182,203  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      255,085

2017 Est. T.C.V. 009-160-047-00                      =                      377,460

Est. TCV/Total Floor Area = 177.21

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
178,300	178,300	178,300	128,807	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,400	0	0	1,159	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

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Parcel Number: 009-160-047-00

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188,700	188,700	188,700	129,966	129,966	129,966
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009-160-048-00                      2017 Est. T.C.V.                      HUXTABLE-KOCH MARY J TRUSTEE  
 Property Class: 401                                                                6500 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								120,000

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 1932

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 880 SF    Floor Area = 1132 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	60.95	-10.79	-1.63	384	18,636
1.75	Story Siding	Slab	87.07	-10.79	-2.87	336	24,666
1	Story Siding	Crawl Space	60.95	-9.07	-1.63	160	8,040

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

Average Fixture(s)                      630.00                      1                      630

(14) Water/Sewer

Public Sewer                      1,025.00                      1                      1,025  
 Well, 50 Feet                      1,575.00                      1                      1,575

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(15) Built-Ins & Fireplaces

Appliance Allowance                      1415.00                      1                      1,415

(16) Deck/Balcony

Treated Wood,Standard                      6.46                      272                      1,757

County Multiplier = 1.38 =>                      Cost New =                      79,686

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =    47,812  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =    66,936

2017 Est. T.C.V. 009-160-048-00                      =                      187,886

Est. TCV/Total Floor Area = 165.98

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
87,500	87,500	87,500	58,299	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,400	0	0	524	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
93,900	93,900	93,900	58,823	58,823	0

009-160-049-00                      2017 Est. T.C.V.                      QUADERER CHARLES F & SALLY A  
 Property Class: 401                                           6510 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								120,000

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	2.0	95	1,900
Total Estimated Land Improvements True Cash Value =					1,900

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1092 SF    Floor Area = 1092 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	58.36	-10.24	1.87	1092	54,589

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

Public Sewer	1025.00	1	1,025
Well, 50 Feet	1575.00	1	1,575

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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(17) Garages

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

Base Cost	26.16	280	7,325
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      90,644

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      58,918

Separately Depreciated Items:

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT)	3.75	240	900
County Multiplier = 1.38 =>		Cost New =	1,242
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,		Depr.Cost =	882

Total Depreciated Cost =                      59,800  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      83,720

2017 Est. T.C.V. 009-160-049-00                      =                      205,620

Est. TCV/Total Floor Area = 188.30, Most recent sale 06/22/2007 for 240,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
96,000	96,000	96,000	81,115	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,800	0	0	730	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
102,800	102,800	102,800	81,845	81,845	0

009-160-050-00	2017 Est. T.C.V.	ALLEN MICHAEL J & CYNTHIA L TRUST
Property Class: 401		6514 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 120,000

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	1.5	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 1992

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1680 SF Floor Area = 2055 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	64.84	0.00	0.00	909	58,940
1	Story Siding	Basement	64.84	0.00	0.00	396	25,677
2	Story Siding	Basement	102.54	0.00	0.00	375	38,453

Other Additions/Adjustments Rate Size Cost

(1) Exterior				
Stone Veneer	10.25		96	984

(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00		1	1,915
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(16) Porches

WSEP (1 Story), Standard	34.12		105	3,583
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(17) Basement Garages

Basement Garage: 2 Car	2100.00		1	2,100
Automatic Doors	375.00		2	750

County Multiplier = 1.38 => Cost New = 190,850

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 143,138  
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 200,393

2017 Est. T.C.V. 009-160-050-00 = 321,818

Est. TCV/Total Floor Area = 156.60						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
151,600	151,600	151,600	98,660	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,300	0	0	887	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
160,900	160,900	160,900	99,547	99,547	99,547	



009-160-051-00                      2017 Est. T.C.V.                      HALL LISA  
 Property Class: 401                                           6521 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> GROUP D BACKLOT			8000	100	100		LOT 51	8,000
<Site Value D> GROUP D BACKLOT			8000	100	100		LOT 52	8,000
98 Actual Front Feet, 0.25 Total Acres                      Total Est. Land Value =								16,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

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

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 690 SF    Floor Area = 690 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Pine Logs	Piers	68.84	-13.51	-1.39	480	25,891
1	Story Siding	Slab	53.12	-10.36	-1.39	210	8,688

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

Public Sewer	912.00	1	912
Well, 50 Feet	1575.00	1	1,575

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: Exterior 1 Story	3050.00	1	3,050

(16) Porches

CSEP (1 Story), Standard	30.98	112	3,470
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(17) Garages

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 =                      70,831

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =                      38,957  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.900 => TCV of Bldg: 1 =                      35,061

2017 Est. T.C.V. 009-160-051-00                      =                      51,536

Est. TCV/Total Floor Area = 74.69, Most recent sale 08/01/2016 for 46,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,200	29,200	29,200	16,625	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,400	0	9,175	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,800	25,800	25,800	16,774	25,800	0	

009-160-053-00                      2017 Est. T.C.V.                      MADDUX SUSAN  
 Property Class: 401                                           1625 S BACON AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> GROUP D BACKLOT					8000	100	LOT 53	8,000
<Site Value D> GROUP D BACKLOT					8000	100	LOT 54	8,000
<Site Value D> GROUP D BACKLOT					8000	100	LOT 55	8,000
150 Actual Front Feet, 0.34 Total Acres                      Total Est. Land Value =								24,000

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	280	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    1.25S                      Cls CD                      Blt 1965

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 672 SF    Floor Area = 840 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1.25 Story Siding                      Crawl Space    75.35    -9.74    0.00    672    44,090

Other Additions/Adjustments                      Rate                      Size                      Cost

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

(14) Water/Sewer  
 Public Sewer                      1025.00                      1                      1,025  
 Well, 50 Feet                      1575.00                      1                      1,575

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

(16) Porches  
 WCP (1 Story), Standard                      57.93                      20                      1,159

(16) Deck/Balcony  
 Treated Wood,Standard                      8.21                      90                      739

(17) Garages  
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      16.80                      576                      9,677  
 Mechanical Doors                      350.00                      1                      350

County Multiplier = 1.38 =>                      Cost New =                      83,710

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =    50,226  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.900 => TCV of Bldg: 1 =    45,203

2017 Est. T.C.V. 009-160-053-00                      =                      69,393  
 Est. TCV/Total Floor Area = 82.61, Most recent sale 08/02/2013 for 85,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,500	42,500	42,500	42,326	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-7,800	0	0	-7,626	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
34,700	34,700	34,700	42,706	34,700	0

009-160-056-00                      2017 Est. T.C.V.                      VADERSTOW HOWARD J  
 Property Class: 402                                           6518 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100	LOT 56	12,000
<Site Value C> C BACK LOTS 12K					12000	100	LOT 57	12,000
98 Actual Front Feet, 0.23 Total Acres                      Total Est. Land Value =								24,000

2017 Est. T.C.V. 009-160-056-00                      =                      24,000

Est. TCV/Total Floor Area = 28.57, Most recent sale 08/06/2012 for 1

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

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009-160-058-00                      2017 Est. T.C.V.                      SMITH MATTHEW  
 Property Class: 401                                           1656 S OAKWOOD AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100	LOT 58	12,000
<Site Value C> C BACK LOTS 12K					12000	100	LOT 59	12,000
100 Actual Front Feet, 0.23 Total Acres                      Total Est. Land Value =								24,000

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	1200	61	2,518
D/W/P: Brick on Sand	9.39	1.00	144	75	1,014
Total Estimated Land Improvements True Cash Value =					3,532

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls    C+5    Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1324 SF    Floor Area = 1324 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	67.21	-11.67	0.00	1324	73,535

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

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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

CGEP (1 Story), Standard	34.77	176	6,120
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(16) Breezeways

Frame Wall,Finished	27.75	192	5,328
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(17) Garages

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

Base Cost	25.81	432	11,150
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =                      145,824

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      94,785  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =                      92,890

2017 Est. T.C.V. 009-160-058-00                      =                      120,422

Est. TCV/Total Floor Area = 90.95, Most recent sale 02/12/2016 for 147,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
52,800	52,800	52,800	42,187	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
800	6,600	0	800	17,213	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
60,200	60,200	60,200	43,366	60,200	0

009-160-060-00                      2017 Est. T.C.V.                      NEDERHOOD NATHAN & COURTNEY  
 Property Class: 401                                           1676 S OAKWOOD AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.10 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	3.20	1.00	50	71	114
Total Estimated Land Improvements True Cash Value =					114

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls CD                      Blt 1969

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 920 SF    Floor Area = 920 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.39	-8.96	0.00	920	47,316

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

Public Sewer	1025.00	1	1,025
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces

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

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(16) Porches

CGEP (1 Story), Standard	37.91	128	4,852
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County Multiplier = 1.38 =>                      Cost New =                      82,404

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      49,442  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.900 => TCV of Bldg: 1 =                      44,498

2017 Est. T.C.V. 009-160-060-00                      =                      56,612  
 Est. TCV/Total Floor Area = 61.53, Most recent sale 06/05/2008 for 35,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,100	30,100	30,100	29,889	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,800	0	-1,589	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,300	28,300	28,300	30,158	28,300	28,300	

009-160-061-00                      2017 Est. T.C.V.                      NEDERHOOD NATHAN & COURTNEY  
 Property Class: 402                      S OAKWOOD AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	12,000

2017 Est. T.C.V. 009-160-061-00 = 12,000

Est. TCV/Total Floor Area = 13.04, Most recent sale 01/16/2009 for 7,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
6,000	6,000	6,000	993	0.90

2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	8	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,000	6,000	6,000	1,001	1,001	1,001

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009-160-062-00                      2017 Est. T.C.V.                      GAFFNEY JACK S  
 Property Class: 401                                           1696 S OAKWOOD AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100	LOT 62	12,000
<Site Value C> C BACK LOTS 12K					12000	100	LOT 63	12,000
111 Actual Front Feet, 0.26 Total Acres                      Total Est. Land Value =								24,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	1312	0	0
Shed: Wood Frame	7.44	1.00	240	50	893
Shed: Wood Frame	9.59	1.00	80	50	384
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 =					2,702

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls D    Blt 1969

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 1087 SF    Floor Area = 1087 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Crawl Space    47.65    -8.24    0.66    1087    43,556

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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(14) Water/Sewer  
 Public Sewer                      912.00                      1                      912  
 Well, 50 Feet                      1575.00                      1                      1,575

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

(16) Porches  
 WPP, Standard                      9.19                      240                      2,206

(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 =                      86,713

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      52,028  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.900 => TCV of Bldg: 1 =                      46,825

2017 Est. T.C.V. 009-160-062-00                      =                      73,527

Est. TCV/Total Floor Area = 67.64, Most recent sale 07/01/2001 for 72,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
38,700	38,700	38,700	38,248	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,900	0	0	-1,448	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
36,800	36,800	36,800	38,592	36,800	36,800

009-160-064-00	2017 Est. T.C.V.	HALL ROBERT & ABBEY
Property Class: 401		S OAKWOOD DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100	LOTS 64	12,000
<Site Value C> C BACK LOTS 12K					12000	100		12,000
111 Actual Front Feet, 0.29 Total Acres Total Est. Land Value =								24,000

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

(11) Heating System: No Heating/Cooling

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
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Other Additions/Adjustments	Rate	Size	Cost
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(14) Water/Sewer

Public Sewer	1025.00	1	1,025
Well, 50 Feet	1575.00	1	1,575

County Multiplier = 1.38 => Cost New = 3,588

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 2,547  
ECF (4161 BUENA VISTA AREA BACK LOTS) 0.980 => TCV of Bldg: 1 = 2,497

2017 Est. T.C.V. 009-160-064-00 = 26,497

Est. TCV/Total Floor Area = 0.00, Most recent sale 02/09/2005 for 30,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
13,200	13,200	13,200	3,850	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	34	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBI
13,200	13,200	13,200	3,884	3,884	3,884

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009-160-067-00                      2017 Est. T.C.V.                      LADOUCE MARK A & JENNIFER E  
 Property Class: 402                                           1665 S OAKWOOD DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS  
 \* Factors \*                      LOT 67

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.10 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	300	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls    C+5    Blt 2014

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 446 SF    Floor Area = 780 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	109.84	0.00	0.00	446	48,989
1	Story Siding	Overhang	47.59	0.00	0.00	111	5,282

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

Average Fixture(s)	760.00	1	760
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(16) Porches

CCP (1 Story), Standard	29.05	106	3,079
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(17) Garages

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

Base Cost	25.52	444	11,331
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      94,518

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,    Depr.Cost =                      93,573  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =                      91,701

2017 Est. T.C.V. 009-160-067-00	=	104,176				
Est. TCV/Total Floor Area = 133.56, Most recent sale 09/28/2012 for 15,090						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
51,800	51,800	51,800	51,253	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	0	461	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,100	52,100	52,100	51,714	51,714	0	

009-160-068-00	2017 Est. T.C.V.	ANTHONY MARK & LADOUCE JENNIFER E
Property Class: 402		S OAKWOOD DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS  
 \* Factors \* LOT 68 IRR SHAPE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> GROUP D BACKLOT					8000	100		8,000
57 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	8,000

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2017 Est. T.C.V. 009-160-068-00 = 8,000  
 Est. TCV/Total Floor Area = 10.26, Most recent sale 05/26/2015 for 8,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
4,000	4,000	4,000	4,000	0.90

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

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,000	4,000	4,000	4,036	4,000	0

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009-160-069-00                      2017 Est. T.C.V.                      TRIM RALPH & JOANNE  
 Property Class: 401                                           6495 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100	LOTS 70&69 IRR	12,000
55 Actual Front Feet, 0.25 Total Acres                      Total Est. Land Value =								12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls CD                      Blt 1958

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1344 SF    Floor Area = 1344 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	56.24	-9.73	0.00	1344	62,509

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

Public Sewer	1025.00	1	1,025
Well, 50 Feet	1575.00	1	1,575

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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(17) Garages

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

Base Cost	16.58	720	11,938
Common Wall: 1 Wall	-1225.00	1	-1,225
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =                      107,974

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      70,183

Separately Depreciated Items:

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)	3.97	44	175
County Multiplier = 1.38 =>			Cost New = 241
Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,			Depr.Cost = 239

Total Depreciated Cost =                      70,422  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =                      69,013

2017 Est. T.C.V. 009-160-069-00                      =                      81,488

Est. TCV/Total Floor Area = 60.63, Most recent sale 07/01/2016 for 76,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
43,100	43,100	43,100	36,797	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,400	0	0	3,903	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,700	40,700	40,700	37,128	40,700	0

009-160-071-00	2017 Est. T.C.V.	DRATCH MICHELLE ANNE
Property Class: 401		6491 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
55 Actual Front Feet, 0.15 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	3.20	1.00	870	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 1956

(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	Slab	59.86	-10.56	0.00	960	47,328

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Sewer	1,025.00	1	1,025
Well, 50 Feet	1,575.00	1	1,575

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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(17) Garages

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

Base Cost	15.86	660	10,468
Common Wall: 1 Wall	-1000.00	1	-1,000
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 87,583

Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0, Depr.Cost = 64,811  
ECF (4161 BUENA VISTA AREA BACK LOTS) 0.980 => TCV of Bldg: 1 = 63,515

2017 Est. T.C.V. 009-160-071-00 = 76,940

Est. TCV/Total Floor Area = 80.15, Most recent sale 09/12/2008 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
38,200	38,200	38,200	37,212	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	334	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
38,500	38,500	38,500	37,546	37,546	0

009-160-072-00                      2017 Est. T.C.V.                      DRACHT MICHELLE & TRIM JOANNE  
 Property Class: 401                                           6477 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
55 Actual Front Feet, 0.12 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	3.20	1.00	100	50	160
Shed: Wood Frame	11.23	1.00	64	50	359
Total Estimated Land Improvements True Cash Value =					519

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 775 SF    Floor Area = 775 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.78	-9.38	0.00	775	41,385

Other Additions/Adjustments                      Rate                      Size                      Cost

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

(14) Water/Sewer  
 Public Sewer                      1025.00                      1                      1,025  
 Well, 50 Feet                      1575.00                      1                      1,575

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

(16) Porches  
 WCP (1 Story), Standard                      25.37                      120                      3,044

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

County Multiplier = 1.38    =>                      Cost New =                      69,527

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      41,716  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.900 => TCV of Bldg: 1 =                      37,545

2017 Est. T.C.V. 009-160-072-00				=	50,064
Est. TCV/Total Floor Area = 64.60, Most recent sale 11/14/2013 for 65,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
26,600	26,600	26,600	26,378	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,600	0	0	-1,378	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
25,000	25,000	25,000	26,615	25,000	0

009-160-073-00                      2017 Est. T.C.V.                      JOSEPH ROBERT L & PAMELA A  
 Property Class: 401                                           6474 LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
55 Actual Front Feet, 0.11 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: 4in Ren. Conc.	4.21	1.00	675	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    GRG                      Cls C    Blt 1988

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

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

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

Base Cost	15.56	896	13,942
Automatic Doors	375.00	2	750
Storage area over garage	3.95	450	1,778

County Multiplier = 1.38 => **Draft Record Card - Printed before March Board of Review**    Cost New = 22,728

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost = 18,182  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 = 17,818

2017 Est. T.C.V. 009-160-073-00					=	30,788
Est. TCV/Total Floor Area =	0.00					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,300	15,300	15,300	11,700	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	100		0	0	105	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,400	15,400	15,400	11,805	11,805	11,805	

12:11 PM

009-160-074-00                      2017 Est. T.C.V.                      YEADON NANCY L  
 Property Class: 401                                           1616 S PARK BLVD  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
46 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.60	1.00	216	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 504 SF    Floor Area = 504 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.37	-10.15	0.66	504	24,636

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

Public Sewer	912.00	1	912
Well, 50 Feet	1575.00	1	1,575

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(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	5.95	349	2,077
Treated Wood,Standard	6.31	238	1,502
Roof Cover Only,Standard	10.55	178	1,878

County Multiplier = 1.38    =>                      Cost New =                      48,698

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      29,219  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.900 => TCV of Bldg: 1 =                      26,297

2017 Est. T.C.V. 009-160-074-00                      =                      39,247

Est. TCV/Total Floor Area = 77.87

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,700	20,700	20,700	16,208	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,100	0	145	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,600	19,600	19,600	16,353	16,353	0	



009-160-075-00                      2017 Est. T.C.V.                      TRIM RALPH A & JOANNE L TRUSTS  
 Property Class: 401                                           1929 S OAKWOOD AVE  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
46 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	12,000

2017 Est. T.C.V. 009-160-075-00                      =                      12,000

Est. TCV/Total Floor Area = 23.81

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	4,028	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	36	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	4,064	4,064	0	

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009-160-076-00                      2017 Est. T.C.V.                      TRIM RALPH A & JOANNE L TRUSTS  
 Property Class: 402                      W CIRCLE DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
46 Actual Front Feet, 0.11 Total Acres                      Total Est. Land Value =								12,000

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

(11) Heating System: Space Heater

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

Other Additions/Adjustments                      Rate                      Size    Cost

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

(17) Carports  
 Wood Shingle                      9.00                      672    6,048

(17) Garages  
 Class:C Exterior: Siding Foundation: 42 Inch (Finished )  
 Base Cost                      19.53                      780    15,233  
 Automatic Doors                      375.00                      1    375

County Multiplier = 1.38 =>                      Cost New =    33,612

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0,    Depr.Cost =    32,267  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =    31,622

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2017 Est. T.C.V. 009-160-076-00							43,622
Est. TCV/Total Floor Area =	0.00						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
21,700	21,700	21,700	20,346	0.90			
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	100	0	0	183	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
21,800	21,800	21,800	20,529	20,529	0		

009-160-077-00                      2017 Est. T.C.V.                      TOMPKINS JEFFREY J & KATHLEEN  
 Property Class: 402                                           W CIRCLE DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
46 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	12,000

2017 Est. T.C.V. 009-160-077-00 = 12,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/01/1997 for 18,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
6,000	6,000	6,000	1,437	0.90

2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	12	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,000	6,000	6,000	1,449	1,449	0

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009-160-078-00                      2017 Est. T.C.V.                      TOMPKINS JEFFREY J & KATHLEEN  
 Property Class: 401                      W CIRCLE DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
46 Actual Front Feet, 0.11 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	3.20	1.00	144	0	0
Shed: Wood Frame	10.27	1.00	96	94	927
Total Estimated Land Improvements True Cash Value =					927

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls CD                      Blt 1992

(11) Heating System: No Heating/Cooling

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

Other Additions/Adjustments                      Rate                      Size                      Cost

(17) Garages

Class:CD Exterior: Pole Foundation: 42 Inch (Unfinished)  
 Base Cost                      10.46                      1200                      12,552  
 Mechanical Doors                      350.00                      1                      350

County Multiplier = 1.38 =>                      Cost New =                      17,805

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =                      14,244  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.880 => TCV of Bldg: 1 =                      13,959

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2017 Est. T.C.V. 009-160-078-00					=	26,886
Est. TCV/Total Floor Area =	0.00					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,400	13,400	13,400	9,456	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	
13,400	13,400	13,400	9,541	9,541	0	

009-160-079-00	2017 Est. T.C.V.	BLOOMSTER PETER A & SHIRLEY A
Property Class: 401		6471 W CIRCLE DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
46 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	12,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	9.03	1.00	48	71	308
Total Estimated Land Improvements True Cash Value =					308

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1968

(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	Crawl Space	57.31	-8.35	0.00	1200	58,752

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

Public Sewer	1025.00	1	1,025
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CCP (1 Story), Standard	31.75	72	2,286
CCP (1 Story), Standard	31.75	72	2,286

(16) Deck/Balcony

Treated Wood, Standard	7.10	160	1,136
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County Multiplier = 1.38 => Cost New = 95,365

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 52,451  
ECF (4161 BUENA VISTA AREA BACK LOTS) 0.900 => TCV of Bldg: 1 = 47,206

2017 Est. T.C.V. 009-160-079-00 = 59,514

Est. TCV/Total Floor Area = 49.59, Most recent sale 07/01/1996 for 48,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
31,700	31,700	31,700	31,393	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,900	0	0	-1,593	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
29,800	29,800	29,800	31,675	29,800	29,800



009-160-082-00                      2017 Est. T.C.V.                      FLORY PATRICK G & TAMMY S  
 Property Class: 401                      RAIL ROAD ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS  
 \* Factors \*                      LOTS 82 & 83

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> GROUP H SITE10K			10000		100			10,000
<Site Value E> E BACK LOTS			5500		100		LOT 82 - NEEDS FILL	5,500
80 Actual Front Feet, 0.20 Total Acres                      Total Est. Land Value =								15,500

2017 Est. T.C.V. 009-160-082-00                      =                      15,500

Est. TCV/Total Floor Area = 9.18, Most recent sale 09/19/2014 for 16,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,800	7,800	7,800	7,800	0.90		
2017	New Eq.	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,800	7,800	7,800	7,870	7,800	0	

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009-160-084-00                      2017 Est. T.C.V.                      BLIESENER STANLEY & MARY  
 Property Class: 401                      6451 BUENA VISTA BLVD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS  
 \* Factors \*                      LOTS 84 & 85

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> GROUP H SITE10K					10000	100		10,000
<Site Value H> GROUP H SITE10K					10000	100		10,000
92 Actual Front Feet, 0.15 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.	4.21	1.00	1700	0	0
D/W/P: 3.5 Concrete	3.44	1.00	133	0	0
Fencing: Wd, Solid, 6 ft.	16.41	1.00	60	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    Blt 1965

(11) Heating System: Forced Heat & Cool  
 Ground Area = Size for Rates = 1037 SF    Floor Area = 1037 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Crawl Space    66.77    -9.68    1.92    1037    61,193

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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(14) Water/Sewer  
 Public Sewer                      1162.00                      1                      1,162  
 Well, 50 Feet                      1575.00                      1                      1,575

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

(16) Deck/Balcony  
 Treated Wood,Standard                      13.99                      26                      364  
 Treated Wood,Standard                      13.06                      32                      418

(17) Garages  
 Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)  
 Base Cost                      10.91                      1280                      13,965  
 Automatic Doors                      375.00                      3                      1,125  
 Storage area over garage                      3.95                      853                      3,369

County Multiplier = 1.38 =>                      Cost New =                      118,468

Notes: 2015 ENCLOSE CCP FOR 4 SEASON ADDITION

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      77,004  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =                      75,464

2017 Est. T.C.V. 009-160-084-00                      =                      97,814

Est. TCV/Total Floor Area = 94.32, Most recent sale 06/20/2013 for 70,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
48,600	48,600	48,600	48,600	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	300	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
48,900	48,900	48,900	49,037	48,900	48,900



009-160-086-00	2017 Est. T.C.V.	PHILLIPS ROSS D & VICKI L, TTEES
Property Class: 402		BUENA VISTA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
46 Actual Front Feet, 0.08 Total Acres							Total Est. Land Value =	12,000

2017 Est. T.C.V. 009-160-086-00 = 12,000

Est. TCV/Total Floor Area = 11.57, Most recent sale 06/26/2009 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
6,000	6,000	6,000	1,325	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	11	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,000	6,000	6,000	1,336	1,336	0

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009-160-087-00                      2017 Est. T.C.V.                      FORSYTHE DOROTHY L  
 Property Class: 401                      6431 W CIRCLE DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100	LOT 87	12,000
<Site Value C> C BACK LOTS 12K					12000	100	LOT 88	12,000
126 Actual Front Feet, 0.29 Total Acres                      Total Est. Land Value =								24,000

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	576	0	0
Shed: Metal Prefab	9.80	1.00	54	50	265
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 =					1,215

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = Size for Rates = 1428 SF    Floor Area = 1428 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Basement    60.08    0.00    1.82    1428    88,393

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

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

(16) Deck/Balcony  
 Treated Wood,Standard                      6.41                      444                      2,846

(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                      2                      700

County Multiplier = 1.38 =>                      Cost New =                      159,784

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      95,870  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.900 => TCV of Bldg: 1 =                      86,283

2017 Est. T.C.V. 009-160-087-00                      =                      111,498  
 Est. TCV/Total Floor Area = 78.08, Most recent sale 06/01/1999 for 86,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
59,200	59,200	59,200	58,775	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-3,500	0	0	-3,075	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
55,700	55,700	55,700	59,303	55,700	55,700

009-160-089-00                      2017 Est. T.C.V.                      HALL GORDON L & LUCY J  
 Property Class: 401                                           1615 PARK BLVD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
46 Actual Front Feet, 0.11 Total Acres                      Total Est. Land Value =								12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 880 SF    Floor Area = 880 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.95	-9.07	-0.21	880	45,470

Other Additions/Adjustments                      Rate                      Size                      Cost

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

(14) Water/Sewer  
 Public Sewer                      1025.00                      1                      1,025  
 Well, 50 Feet                      1575.00                      1                      1,575

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(15) Built-Ins & Fireplaces  
 Appliance Allowance                      1415.00                      1                      1,415  
 Fireplace: Wood Stove                      1125.00                      1                      1,125

(16) Porches  
 CCP (1 Story), Standard                      23.39                      160                      3,742

County Multiplier = 1.38 =>                      Cost New =                      75,875

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      49,319  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =                      48,332

2017 Est. T.C.V. 009-160-089-00                      =                      60,807

Est. TCV/Total Floor Area = 69.10

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
30,200	30,200	30,200	23,377	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	210	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
30,400	30,400	30,400	23,587	23,587	23,587

009-160-090-00                      2017 Est. T.C.V.                      RIGGIE ALVERNA (ETAL L/E)  
 Property Class: 401                                           1601 S PARK BLVD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	9.03	1.00	48	45	195
Total Estimated Land Improvements True Cash Value =					195

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls CD                      Blt 1964

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.30	-9.30	0.00	800	42,400

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

Public Sewer	1025.00	1	1,025
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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County Multiplier = 1.38    =>                      Cost New =                      64,922

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      38,953  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.900 => TCV of Bldg: 1 =                      35,058

2017 Est. T.C.V. 009-160-090-00                      =                      47,253

Est. TCV/Total Floor Area = 59.07

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,000	25,000	25,000	23,214	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,400	0	0	208	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,600	23,600	23,600	23,422	23,422	0	

009-160-091-00                      2017 Est. T.C.V.                      ODEGARD TIMOTHY E & TRACEY J  
 Property Class: 402                                           W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	12,000

2017 Est. T.C.V. 009-160-091-00                      =                      12,000

Est. TCV/Total Floor Area = 15.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	1,990	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	17	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	2,007	2,007	0	

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009-160-092-00                      2017 Est. T.C.V.                      FECHTER ERNEST C  
 Property Class: 401                      6437 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.10 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: 4in Concrete	3.61	1.00	223	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	720	0	0
Shed: Wood Frame	12.07	1.00	80	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					2,425

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls C+10    Blt 1993

(11) Heating System: Forced Heat & Cool  
 Ground Area = Size for Rates = 960 SF    Floor Area = 1440 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	94.90	-13.09	3.16	960	81,571

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing  
 Average Fixture(s)                      760.00                      1                      760

(14) Water/Sewer  

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

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(15) Built-Ins & Fireplaces  

Appliance Allowance	1915.00	1	1,915
Fireplace: Wood Stove	1350.00	1	1,350

County Multiplier = 1.38 =>                      Cost New =                      121,900

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =                      109,710  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =                      107,516

2017 Est. T.C.V. 009-160-092-00                      =                      121,941

Est. TCV/Total Floor Area = 84.68, Most recent sale 10/22/2010 for 147,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
60,600	60,600	60,600	59,979	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	400	0	0	539	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
61,000	61,000	61,000	60,518	60,518	60,518

009-160-093-00                      2017 Est. T.C.V.                      CHILMAN DEBORAH ETAL  
 Property Class: 401                      6431 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
65 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.06	1.00	120	71	942
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					1,912

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 600 SF    Floor Area = 900 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1.5    Story Siding    Crawl Space    96.00    -11.20    0.00    600    50,880

Other Additions/Adjustments                      Rate                      Size                      Cost

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

(14) Water/Sewer  
 Public Sewer                      1162.00                      1                      1,162  
 Well, 50 Feet                      1575.00                      1                      1,575

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(15) Built-Ins & Fireplaces  
 Appliance Allowance                      1915.00                      1                      1,915  
 Fireplace: Wood Stove                      1350.00                      1                      1,350

(16) Deck/Balcony  
 Treated Wood,Standard                      6.97                      216                      1,506  
 Treated Wood,Standard                      7.39                      160                      1,182

County Multiplier = 1.38    =>                      Cost New =                      83,255

Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0,    Depr.Cost =                      61,609  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980    =>    TCV of Bldg: 1 =                      60,377

2017 Est. T.C.V. 009-160-093-00                      =                      74,289

Est. TCV/Total Floor Area = 82.54, Most recent sale 06/01/2002 for 69,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
36,900	36,900	36,900	29,009	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	261	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
37,100	37,100	37,100	29,270	29,270	0

009-160-094-00                      2017 Est. T.C.V.                      DOLLEY DEAN & SHONNA  
 Property Class: 401                      6432 W CIRCLE DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*                      LOT 94 & 95(IRR)

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100	LOT 94	12,000
<Site Value E> E BACK LOTS					5500	100	LOT 95, IRR	5,500
199 Actual Front Feet, 0.46 Total Acres                      Total Est. Land Value =								17,500

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	720	0	0
Shed: Metal Prefab	8.90	1.00	100	45	401
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 =					1,341

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls C    Blt 1967

(11) Heating System: Forced Heat & Cool  
 Ground Area = Size for Rates = 750 SF    Floor Area = 750 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	71.44	-10.55	1.92	750	47,108

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400

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

(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Porches			
CCP (1 Story), Standard	21.14	240	5,074

(16) Deck/Balcony			
Treated Wood, Standard	7.05	200	1,410

(17) Garages			
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	13.16	576	7,580
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 =>                      Cost New =                      102,200

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      66,430  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =                      65,102

2017 Est. T.C.V. 009-160-094-00					=	83,943
Est. TCV/Total Floor Area = 111.92, Most recent sale 11/18/2016 for 110,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,500	36,500	36,500	28,155	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
1,400	4,100	0	1,400	12,445	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,000	42,000	42,000	29,808	42,000		0



009-160-096-00                      2017 Est. T.C.V.                      PHILLIPS ROSS D & VICKI L TTEES  
 Property Class: 401                                           6431 W BUENA VISTA BLVD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
65 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls D    Blt 1964

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 700 SF    Floor Area = 700 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	52.92	-9.28	2.59	700	32,361

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

Public Sewer	912.00	1	912
Well, 100 Feet	2425.00	1	2,425

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(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	31.60	180	5,688
CCP (1 Story), Standard	42.69	36	1,537
CCP (1 Story), Standard	42.69	36	1,537

(16) Deck/Balcony

Treated Wood, Standard	11.39	36	410
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(17) Garages

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

Base Cost	23.29	252	5,869
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =>                      Cost New =                      74,208

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      48,235  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =                      47,270

2017 Est. T.C.V. 009-160-096-00                      =                      59,745

Est. TCV/Total Floor Area = 85.35, Most recent sale 06/26/2009 for 62,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
29,700	29,700	29,700	29,488	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	265	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
29,900	29,900	29,900	29,753	29,753	0

12:11 PM

009-160-097-00                      2017 Est. T.C.V.                      FLORY PATRICK G & TAMMY S  
 Property Class: 402                                           6430 W RAILROAD ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS  
 \* Factors \*                      LOTS 97&98

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
<Site Value H> GROUP H SITE10K					10000	100		10,000
92 Actual Front Feet, 0.23 Total Acres                      Total Est. Land Value =								22,000

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	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    1.25S                      Cls C    Blt 2015

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 1235 SF    Floor Area = 1688 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	83.68	-11.27	0.00	907	65,676
1	Story Siding	Overhang	37.60	0.00	0.00	328	12,333

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing  

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

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(14) Water/Sewer  

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

(16) Porches  

CCP (1 Story), Standard	21.60	224	4,838
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(17) Garages  
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)  

Base Cost	18.04	655	11,816
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =    137,462  
 Notes: 12/19/2014 ELECTIRAL FACEPLATES NOT INSTALLED. -TIM

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,    Depr.Cost =    136,088  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =    133,366

2017 Est. T.C.V. 009-160-097-00					=	156,316
Est. TCV/Total Floor Area = 92.60, Most recent sale 09/28/2012 for 23,500						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
77,700	77,700	77,700	77,700	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	
78,200	78,200	78,200	78,399	78,200	0	

009-160-099-00                      2017 Est. T.C.V.                      FOSS JACK T & BRENDA J  
 Property Class: 402                      BUENA VISTA BLVD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> GROUP H SITE10K					10000	100		10,000
<Site Value E> E BACK LOTS					5500	100	LOT 99 NEEDS FILL	5,500
100 Actual Front Feet, 0.27 Total Acres                      Total Est. Land Value =								15,500

2017 Est. T.C.V. 009-160-099-00                      =                      15,500

Est. TCV/Total Floor Area = 9.18, Most recent sale 08/01/1999 for 56,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,800	7,800	7,800	1,156	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	10	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,800	7,800	7,800	1,166	1,166	1,166	

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009-160-101-00                      2017 Est. T.C.V.                      FOSS JACK T & BRENDA J  
 Property Class: 401                                           6401 W BUENA VISTA BLVD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
76 Actual Front Feet, 0.23 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	3.20	1.00	510	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.91	-9.40	-2.85	600	30,396
1	Story Siding	Basement	62.91	0.00	-2.85	168	10,090

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(16) Porches  
 CGEP (1 Story), Standard                      27.75                      288                      7,992

(16) Deck/Balcony  
 Treated Wood, Standard                      6.57                      246                      1,616

(17) Garages  
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      19.84                      396                      7,857  
 Mechanical Doors                      350.00                      1                      350

County Multiplier = 1.38 =>                      Cost New =                      88,211

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      52,927  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.900 => TCV of Bldg: 1 =                      47,634

2017 Est. T.C.V. 009-160-101-00                      =                      60,109  
 Est. TCV/Total Floor Area = 78.27

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
32,000	32,000	32,000	31,694	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,900	0	0	-1,594	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
30,100	30,100	30,100	31,979	30,100	30,100

009-160-102-00                      2017 Est. T.C.V.                      KEWAY MARILYN J  
 Property Class: 401                                           6385 W BUENA VISTA BLVD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
62 Actual Front Feet, 0.38 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	3.20	1.00	144	71	327
Shed: Wood Frame	8.75	1.00	192	71	1,193
Total Estimated Land Improvements True Cash Value =					1,520

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

(11) Heating System: Forced Heat & Cool

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	57.75	0.00	1.87	1152	68,682

Other Additions/Adjustments                      Rate                      Size                      Cost

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

(14) Water/Sewer  
 Public Sewer                      1025.00                      1                      1,025  
 Well, 50 Feet                      1575.00                      1                      1,575

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

(16) Porches  
 CGEP (1 Story), Standard                      36.57                      140                      5,120

(17) Carports  
 Aluminum                      7.50                      274                      2,055

(17) Garages  
 Class:CD Exterior: Pole Foundation: 42 Inch (Unfinished)  
 Base Cost                      21.08                      1                      21  
 No Floor Deduction                      -3.10                      274                      -849

County Multiplier = 1.38    =>                      Cost New =                      109,950

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      71,467  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =                      70,038

2017 Est. T.C.V. 009-160-102-00                      =                      83,558  
 Est. TCV/Total Floor Area = 72.53

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,500	41,500	41,500	34,310	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	300	0	308	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,800	41,800	41,800	34,618	34,618	34,618	

009-160-105-00                      2017 Est. T.C.V.                      MCGEE JEFFREY M & DODY C  
 Property Class: 401                                                                PINEWOOD AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
98 Actual Front Feet, 0.23 Total Acres                      Total Est. Land Value =								12,000

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls CD    Blt 1984

(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	Rate	Size	Cost
	9.30	1120	10,416

County Multiplier = 1.38 =>                      Cost New =    14,374

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =    11,499  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =    11,269

2017 Est. T.C.V. 009-160-105-00                      =    23,269

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	7,710	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	69	0
2017 Assessed	MBOR	S.E.V.	Capred	>Taxable<	PRE/MBT
11,600	11,600	11,600	7,779	7,779	0

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009-160-106-00	2017 Est. T.C.V.	PASH STANFORD J & ELIZABETH R
Property Class: 401		6401 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
<Site Value C> C BACK LOTS 12K					12000	100	LOT 103	12,000
172 Actual Front Feet, 0.43 Total Acres Total Est. Land Value =								24,000

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	100	2,500
Total Estimated Land Improvements True Cash Value =					2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+10 Blt 2003

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1008 SF Floor Area = 1512 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	93.96	-10.74	3.16	1008	87,071

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	21.95	192	4,214
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(16) Deck/Balcony

Treated Wood, Standard	6.34	480	3,043
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(16) Breezeways

Frame Wall, Finished	27.75	100	2,775
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Finished )			
Base Cost	22.65	576	13,046
Automatic Doors	375.00	1	375
Storage area over garage	3.95	500	1,975
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.71	2048	19,886
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 197,717

Notes: CAPE COD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 177,945  
ECF (4161 BUENA VISTA AREA BACK LOTS) 0.980 => TCV of Bldg: 1 = 174,386

2017 Est. T.C.V. 009-160-106-00 = 200,886  
Est. TCV/Total Floor Area = 132.86, Most recent sale 06/23/2010 for 242,000  
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.

Parcel Number: 009-160-106-00

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	99,800	99,800	99,800	98,795	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	600	0	0	889	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	100,400	100,400	100,400	99,684	99,684	99,684

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009-160-107-00                      2017 Est. T.C.V.                      ROOT BRANDI S  
 Property Class: 401                      6370 W BUENA VISTA  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> GROUP H SITE10K					10000	100		10,000
<Site Value H> GROUP H SITE10K					10000	100	LOT 108	10,000
85 Actual Front Feet, 0.18 Total Acres                      Total Est. Land Value =								20,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.45	1.00	48	56	281
Total Estimated Land Improvements True Cash Value =					281

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls    D+10    Blt 1938

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1275 SF    Floor Area = 1275 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	50.78	-8.67	-2.08	1275	51,038

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

Public Sewer	912.00	1	912
Well, 50 Feet	1575.00	1	1,575

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

Appliance Allowance	1235.00	1	1,235
Fireplace: Exterior 1 Story	3050.00	1	3,050

(17) Garages

Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost	26.85	240	6,444				
Common Wall: 1 Wall	-1175.00	1	-1,175				
Automatic Doors	350.00	1	350				

County Multiplier = 1.38    =>                      Cost New =                      88,257

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =                      48,541  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.900 => TCV of Bldg: 1 =                      43,687

2017 Est. T.C.V. 009-160-107-00					=	63,968
Est. TCV/Total Floor Area = 50.17, Most recent sale 03/01/2003 for 75,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,800	33,800	33,800	24,137	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,800	0	0	0	217	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,000	32,000	32,000	24,354	24,354	24,354	

009-160-109-00                      2017 Est. T.C.V.                      SCHREMS JEFFREY R & LISA K  
 Property Class: 401                      6371 W BUENA VISTA DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
62 Actual Front Feet, 0.22 Total Acres					Total Est. Land Value =			12,000

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls    C+5    Blt 1961

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

Ground Area = Size for Rates = 601 SF    Floor Area = 701 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Slab	91.11	-13.84	-1.04	401	30,568
1	Story Siding	Slab	79.24	-13.84	-0.82	200	12,916

Other Additions/Adjustments                      Rate                      Size                      Cost

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

(14) Water/Sewer  
 Public Sewer                      1162.00                      1                      1,162  
 Well, 50 Feet                      1575.00                      1                      1,575

(15) Built-Ins & Fireplaces  
 Appliance Allowance                      1915.00                      1                      1,915  
 Fireplace: Interior 2 Story                      3825.00                      1                      3,825

(17) Garages

Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      22,433                      330                      7,402  
 Mechanical Doors                      350.00                      1                      350

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County Multiplier = 1.38 =>                      Cost New =                      83,453

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      50,072  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.900 => TCV of Bldg: 1 =                      45,065

2017 Est. T.C.V. 009-160-109-00                      =                      57,065  
 Est. TCV/Total Floor Area = 81.41, Most recent sale 01/13/2012 for 62,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,400	30,400	30,400	30,090	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,900	0	0	-1,590	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,500	28,500	28,500	30,360	28,500	0	

009-160-110-00                      2017 Est. T.C.V.                      SHAFER ERIC D & BONNIE J &  
 Property Class: 401                                           6367 W BUENA VISTA DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
62 Actual Front Feet, 0.22 Total Acres                      Total Est. Land Value =								12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.48	1.00	144	45	614
Total Estimated Land Improvements True Cash Value =					614

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 988 SF    Floor Area = 1235 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Basement	68.99	0.00	0.00	988	68,162

Other Additions/Adjustments                      Rate                      Size                      Cost

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

(14) Water/Sewer  
 Public Sewer                      1025.00                      1                      1,025  
 Well, 50 Feet                      1575.00                      1                      1,575

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

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(17) Garages  
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      17.70                      624                      11,045  
 Common Wall: 1/2 Wall                      -625.00                      1                      -625  
 Automatic Doors                      375.00                      1                      375

County Multiplier = 1.38 =>                      Cost New =                      115,371

Phy/Ab.Phy/Func/Econ/Comb.%Good= 62/100/100/100/62.0,    Depr.Cost =                      71,530  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =                      70,099

2017 Est. T.C.V. 009-160-110-00                      =                      82,713

Est. TCV/Total Floor Area = 66.97

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
41,100	41,100	41,100	33,554	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	301	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,400	41,400	41,400	33,855	33,855	33,855





009-160-115-00                      2017 Est. T.C.V.                      SHARP BRETT A & EMILY B  
 Property Class: 402                      S MAPLEWOOD AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
100 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	12,000

2017 Est. T.C.V. 009-160-115-00 = 12,000

Est. TCV/Total Floor Area = 9.72, Most recent sale 10/12/2016 for 13,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
6,000	6,000	6,000	718	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	5,282	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,000	6,000	6,000	724	6,000	0

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009-160-116-00	2017 Est. T.C.V.	CRISSMAN DONALD A & PATRICIA H/W
Property Class: 402		S MAPLEWOOD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	12,000

2017 Est. T.C.V. 009-160-116-00 = 12,000

Est. TCV/Total Floor Area = 9.72, Most recent sale 11/16/2011 for 2,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
6,000	6,000	6,000	4,028	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	36	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,000	6,000	6,000	4,064	4,064	0

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009-160-117-00                      2017 Est. T.C.V.                      CRISSMAN DONALD A  
 Property Class: 401                                           6327 W BUENA VISTA BLVD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*                      LOTS 117, 121, &1/2 OF122

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
<Site Value C> C BACK LOTS 12K					12000	100		12,000
153 Actual Front Feet, 0.39 Total Acres                      Total Est. Land Value =								24,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.53	1.00	96	85	941
Total Estimated Land Improvements True Cash Value =					941

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls C-5    Blt 1979

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1673 SF    Floor Area = 2091 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	67.50	-8.10	0.00	1673	99,376

Other Additions/Adjustments

	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
(14) Water/Sewer			
Public Sewer	1162.00	1	1,162
Well, 50 Feet	1575.00	1	1,575

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

	Rate	Size	Cost
Appliance Allowance	1915.00	1	1,915
Fireplace: Wood Stove	1350.00	1	1,350

(16) Porches

	Rate	Size	Cost
WPP, Standard	10.46	212	2,218
WPP, Standard	7.17	632	4,531
(16) Deck/Balcony			
Treated Wood,Standard	19.24	16	308
Treated Wood,Standard	6.52	344	2,243

(17) Garages

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

	Rate	Size	Cost
Base Cost	17.19	728	12,514
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750
Storage area over garage	3.95	485	1,916
Class:C Exterior: Siding Foundation: 42 Inch (Finished )			
Base Cost	17.35	1285	22,295
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New = 209,743

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost = 146,820  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 = 143,884

2017 Est. T.C.V. 009-160-117-00					=	168,825
Est. TCV/Total Floor Area = 80.74						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
83,900	83,900	83,900	60,548	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	544	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	



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Parcel Number: 009-160-117-00

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84,400	84,400	84,400	61,092	61,092	0
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009-160-118-00	2017 Est. T.C.V.	DAVIS FRANK D
Property Class: 401		6371 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
93 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	12,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 793 SF Floor Area = 793 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Slab	64.70	-11.07	0.00	793	42,529

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Brick Veneer	8.00	56	448

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

(14) Water/Sewer			
Public Sewer	1025.00	1	1,025
Well, 50 Feet	1575.00	1	1,575

(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	30.55	81	2,475

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(17) Garages			
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	20.83	441	9,186
Common Wall: 1/2 Wall	-625.00	1	-625
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 85,432

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 51,259  
ECF (4161 BUENA VISTA AREA BACK LOTS) 0.900 => TCV of Bldg: 1 = 46,133

2017 Est. T.C.V. 009-160-118-00 = 58,133

Est. TCV/Total Floor Area = 73.31

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
30,900	30,900	30,900	25,851	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,800	0	0	232	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
29,100	29,100	29,100	26,083	26,083	0

009-160-119-00                      2017 Est. T.C.V.                      DAVIS FRANK D  
 Property Class: 402                                           W LAKEVIEW AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.08 Total Acres							Total Est. Land Value =	12,000

2017 Est. T.C.V. 009-160-119-00 = 12,000  
 Est. TCV/Total Floor Area = 15.13

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	1,769	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	15	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	1,784	1,784	0	

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009-160-120-00                      2017 Est. T.C.V.                      SPURGEON WILLIAM K & MARY K TRUST  
 Property Class: 402                      W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
1 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

2017 Est. T.C.V. 009-160-120-00	=	12,970			
Est. TCV/Total Floor Area = 16.36					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
6,500	6,500	6,500	1,437	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	12	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,500	6,500	6,500	1,449	1,449	1,449

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009-160-123-00                      2017 Est. T.C.V.                      ROWELL ROBIN GAYLE TRUST  
 Property Class: 401                      W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
80 Actual Front Feet, 0.22 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	2.98	1.00	144	71	305
Total Estimated Land Improvements True Cash Value =					305

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls CD                      Blt 1977

(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	20.12	384	7,726
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      11,145

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      7,244  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =                      7,099

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2017 Est. T.C.V. 009-160-123-00						19,404
Est. TCV/Total Floor Area =	0.00					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,700	9,700	9,700	6,752	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	60	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,700	9,700	9,700	6,812	6,812	0	

009-160-124-00	2017 Est. T.C.V.	ROWELL ROBIN GAYLE TRUST
Property Class: 401		6313 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100	LOT 126	12,000
<Site Value C> C BACK LOTS 12K					12000	100	LOT 125	12,000
<Site Value B> GRP B BACK LOTS					7000	100	LOT 124, IRR	7,000
185 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								31,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	246	71	520
Total Estimated Land Improvements True Cash Value =					520

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1202 SF Floor Area = 1202 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	46.65	0.00	-1.89	1202	53,802

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

Public Sewer	912.00	1	912
Well, 50 Feet	1575.00	1	1,575

Draft Record Card - Printed before March Board of Review

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: Exterior 1 Story	3050.00	1	3,050

County Multiplier = 1.38 => Cost New = 85,834

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 51,500  
ECF (4161 BUENA VISTA AREA BACK LOTS) 0.900 => TCV of Bldg: 1 = 46,350

2017 Est. T.C.V. 009-160-124-00 = 77,870

Est. TCV/Total Floor Area = 64.78

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,800	40,800	40,800	29,637	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,900	0	266	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,900	38,900	38,900	29,903	29,903	0	

009-160-127-00	2017 Est. T.C.V.	ROWELL ROBIN GAYLE TRUST
Property Class: 402		BIRCHWOOD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5500	100	TRIANGLE	5,500
92 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	5,500

2017 Est. T.C.V. 009-160-127-00 = 5,500

Est. TCV/Total Floor Area = 4.58

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,800	2,800	2,800	436	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	3	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,800	2,800	2,800	439	439	0	

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009-160-128-00	2017 Est. T.C.V.	ROWELL ROBIN GAYLE TRUST
Property Class: 402		BUENA VISTA BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> GROUP D BACKLOT					8000	100		8,000
65 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	8,000

2017 Est. T.C.V. 009-160-128-00 = 8,000

Est. TCV/Total Floor Area = 6.66

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
4,000	4,000	4,000	772	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	6	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,000	4,000	4,000	778	778	0

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009-160-129-00                      2017 Est. T.C.V.                      HUNTER CRAIG & TERESA  
 Property Class: 401                      BEACHWOOD ST  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100	LOT 129	12,000
<Site Value C> C BACK LOTS 12K					12000	100	LOT 130	12,000
<Site Value C> C BACK LOTS 12K					12000	100	LOT 131	12,000
159 Actual Front Feet, 0.40 Total Acres                      Total Est. Land Value =								36,000

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls D                      Blt 2001

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 0 SF    Floor Area = 672 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Overhang	36.34	0.00	0.00	672	24,420

Other Additions/Adjustments                      Rate                      Size                      Cost

(14) Water/Sewer

Public Sewer			912.00			1	912
Well, 50 Feet			1575.00			1	1,575

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

Base Cost			15.17			780	11,833
Mechanical Doors			325.00			1	325

County Multiplier = 1.38 =>                      Cost New =                      53,910

Notes: GRG W/UPPER LIVING AREA

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0                      Depr. Cost = 46,362  
 ECF (4161 BUENA VISTA AREA BACK LOTS)                      0.980 => TCV of Bldg: 1                      = 45,435  
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2017 Est. T.C.V. 009-160-129-00                      =                      81,435

Est. TCV/Total Floor Area = 121.18, Most recent sale 11/01/1997 for 10,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,600	40,600	40,600	35,057	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	100		0	0	315	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,700	40,700	40,700	35,372	35,372		0

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009-160-132-00                      2017 Est. T.C.V.                      SPITZLEY JAMES P & BARBARA A  
 Property Class: 401                      BEACHWOOD AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
58 Actual Front Feet, 0.18 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: Patio Blocks	7.45	1.00	104	66	511
Total Estimated Land Improvements True Cash Value =					511

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	61.17	-10.63	0.00	936	47,305

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

Public Sewer	1025.00	1	1,025
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces

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

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(16) Porches

CGEP (1 Story), Standard	31.02	208	6,452
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County Multiplier = 1.42 =>                      Cost New =                      87,050

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      52,230  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.900 => TCV of Bldg: 1 =                      47,007

2017 Est. T.C.V. 009-160-132-00                      =                      59,518

Est. TCV/Total Floor Area = 63.59

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,500	31,500	31,500	31,393	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,700	0	-1,593	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,800	29,800	29,800	31,675	29,800	0	

009-160-133-00                      2017 Est. T.C.V.                      JAMROZY RICHARD J  
 Property Class: 401                                           6293 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
59 Actual Front Feet, 0.16 Total Acres					Total Est. Land Value =			12,000

Cost Est. for Res. Bldg: 1    Single Family    MANU-BOCA/STATE Cls    D    Blt 1990

(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	48.08	0.00	0.66	1040	50,690

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

Public Sewer	912.00	1	912
Well, 100 Feet	2425.00	1	2,425

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

WPP, Standard	30.89	16	494
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(16) Deck/Balcony

Pine                      w/Roof, Standard	14.35	260	3,731
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(17) Garages

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 =    99,571

Phy/Ab.Phy/Func/Econ/Comb.%Good= 79/100/100/100/79.0,    Depr.Cost =    78,661  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.900 => TCV of Bldg: 1 =    70,795

2017 Est. T.C.V. 009-160-133-00                      =    82,795

Est. TCV/Total Floor Area = 79.61

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,100	41,100	41,100	30,450	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	0	274	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,400	41,400	41,400	30,724	30,724	0	

009-160-134-00                      2017 Est. T.C.V.                      WOLCOTT IV HENRY W & NEIL H  
 Property Class: 401                                           6275 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
58 Actual Front Feet, 0.14 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	2.98	1.00	761	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+10    Blt 1954

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 896 SF    Floor Area = 896 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	54.65	-10.68	0.72	896	40,042

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

Public Sewer	912.00	1	912
Well, 50 Feet	1575.00	1	1,575

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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	41.65	100	4,165
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County Multiplier = 1.38 =>                      Cost New =                      66,867

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      40,120  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.900 => TCV of Bldg: 1 =                      36,108

2017 Est. T.C.V. 009-160-134-00				=	49,078	
Est. TCV/Total Floor Area = 54.77, Most recent sale 01/01/2012 for 57,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,000	26,000	26,000	25,777	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,500	0	0	-1,277	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,500	24,500	24,500	26,008	24,500	0	

009-160-135-00	2017 Est. T.C.V.	CAULFIELD JAMES & BENSON NANCY
Property Class: 401		1616 S ELMWOOD DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
58 Actual Front Feet, 0.12 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	2.98	1.00	300	0	0
Fencing: Wd, Split, 2 Rail	7.04	1.00	40	0	0
Shed: Metal Prefab	7.77	1.00	80	35	218

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					1,188

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D+10 Blt 1976

(11) Heating System: Forced Air w/ Ducts  
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 54.44 0.00 0.72 912 50,306

Other Additions/Adjustments

	Rate	Size	Cost
(1) Exterior Brick Veneer	7.85	64	502

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

(14) Water/Sewer  
Public Sewer 912.00 1 912  
Well, 50 Feet 1575.00 1 1,575

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

(16) Porches  
CPP, Standard 21.02 40 841

(17) Garages  
Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)  
Base Cost 19.15 480 9,192  
Common Wall: 1 Wall -1175.00 1 -1,175  
Automatic Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 90,201  
Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 58,631

Separately Depreciated Items:

(9) Basement Finish  
Basement Recreation Finish 9.65 912 8,801  
County Multiplier = 1.38 => Cost New = 12,145  
Phy/Ab.Phy/Func/Econ/Comb.%Good= 10/100/100/100/10.0, Depr.Cost = 1,215

Total Depreciated Cost = 59,845  
ECF (4161 BUENA VISTA AREA BACK LOTS) 0.980 => TCV of Bldg: 1 = 58,648

Parcel Number: 009-160-135-00

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2017 Est. T.C.V. 009-160-135-00		=	71,836			
Est. TCV/Total Floor Area = 78.77						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,700	35,700	35,700	35,405	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	200	0	0	318	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,900	35,900	35,900	35,723	35,723	0	

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009-160-137-00	2017 Est. T.C.V.	LUCAS DOROTHY L TRUSTEE
Property Class: 401		1636 S ELMWOOD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.13 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	3.20	1.00	56	0	0
Shed: Wood Frame	10.27	1.00	96	94	927
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					1,402

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1964

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 912 SF Floor Area = 912 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.49	-8.98	0.00	576	29,670
1	Story Siding	Basement	60.49	0.00	0.00	336	20,325

Other Additions/Adjustments Rate Size Cost

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

(14) Water/Sewer  
Public Sewer 1025.00 1 1,025  
Well, 50 Feet 1575.00 1 1,575

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

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

County Multiplier = 1.38 => Cost New = 86,013

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 55,909

Separately Depreciated Items:

Square footage # 2 is depreciated at 76 %Good... Base Cost Was = 20,325  
County Multiplier = 1.38 => Cost New = 28,048  
Phy/Ab.+hy/Func/Econ/Comb.%Good= 11/100/100/100/11.0, Depr.Cost = 3,085

(16) Porches  
WCP (1 Story), Standard 31.00 72 2,232  
County Multiplier = 1.38 => Cost New = 3,080  
Phy/Ab.Phy/Func/Econ/Comb.%Good= 76/100/100/100/76.0, Depr.Cost = 2,341

Total Depreciated Cost = 61,335  
ECF (4161 BUENA VISTA AREA BACK LOTS) 0.980 => TCV of Bldg: 1 = 60,108

2017 Est. T.C.V. 009-160-137-00 = 73,510  
Est. TCV/Total Floor Area = 80.60

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
36,500	36,500	36,500	27,330	0.90



Parcel Number: 009-160-137-00

Page: 2

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2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	300	0	0	245	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	36,800	36,800	36,800	27,575	27,575	0

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009-160-138-00                      2017 Est. T.C.V.                      ROUSSE MICHAEL J L/E & ET AL J/T  
 Property Class: 401                      1646 S ELMWOOD ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
47 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								12,000

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls D    Blt 1977

(11) Heating System: Space Heater

Ground Area = Size for Rates = 672 SF    Floor Area = 672 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	53.49	0.00	-1.89	672	34,675

Other Additions/Adjustments                      Rate                      Size                      Cost

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

(14) Water/Sewer  
 Public Sewer                      912.00                      1                      912  
 Well, 50 Feet                      1575.00                      1                      1,575

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

(16) Deck/Balcony  
 Treated Wood,Standard                      10.82                      40                      433

County Multiplier = 1.38 =>                      Cost New =                      54,310

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost = 33,301  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =                      34,595

2017 Est. T.C.V. 009-160-138-00                      =                      46,595

Est. TCV/Total Floor Area = 69.34

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,200	23,200	23,200	22,968	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	0	206	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,300	23,300	23,300	23,174	23,174	23,174	

009-160-139-00                      2017 Est. T.C.V.                      LUCAS DOROTHY L TRUSTEE  
 Property Class: 402                      S ELMWOOD ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
47 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	12,000

2017 Est. T.C.V. 009-160-139-00 = 12,000

Est. TCV/Total Floor Area = 17.86

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	1,879	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	16	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	1,895	1,895	0	

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009-160-140-00                      2017 Est. T.C.V.                      WACHTER DELLA M  
 Property Class: 401                      6255 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
<Site Value C> C BACK LOTS 12K					12000	100	LOT 141	12,000
<Site Value C> C BACK LOTS 12K					12000	100	LOT 142	12,000
160 Actual Front Feet, 0.41 Total Acres                      Total Est. Land Value =								36,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	144	66	283
Total Estimated Land Improvements True Cash Value =					283

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls    D+5    Blt 1951

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 816 SF    Floor Area = 816 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	53.38	-10.44	0.69	816	35,602

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

(14) Water/Sewer  
 Public Sewer                      912.00                      1                      912  
 Well, 50 Feet                      1575.00                      1                      1,575

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

(16) Porches  
 CGEP (1 Story), Standard                      30.64                      192                      5,883

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

County Multiplier = 1.38    =>                      Cost New =                      74,070

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      44,442  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.900 => TCV of Bldg: 1 =                      39,998

2017 Est. T.C.V. 009-160-140-00                      =                      76,281

Est. TCV/Total Floor Area = 93.48

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,800	39,800	39,800	29,338	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,700	0	0	264	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,100	38,100	38,100	29,602	29,602	0	

009-160-143-00                      2017 Est. T.C.V.                      LAPAK ANDREW & SALLY L  
 Property Class: 401                                           6225 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
<Site Value C> C BACK LOTS 12K					12000	100	1/2 LOT 145 &146	12,000
158 Actual Front Feet, 0.38 Total Acres                      Total Est. Land Value =								24,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 840 SF    Floor Area = 840 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	61.57	0.00	0.00	840	51,719

Other Additions/Adjustments                      Rate                      Size                      Cost

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

(14) Water/Sewer  
 Public Sewer                      1025.00                      1                      1,025  
 Well, 50 Feet                      1575.00                      1                      1,575

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

(16) Porches  
 CSEP (1 Story), Standard                      38.21                      72                      2,751  
 CCP (1 Story), Standard                      30.65                      80                      2,452

County Multiplier = 1.38 => **Draft Record Card - Printed before March Board of Review**                      Cost New = 84,962

Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0,                      Depr.Cost = 54,376  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 = 53,288

2017 Est. T.C.V. 009-160-143-00                      =                      77,288

Est. TCV/Total Floor Area = 92.01

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,500	38,500	38,500	30,955	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	278	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,600	38,600	38,600	31,233	31,233	0	

009-160-144-00                      2017 Est. T.C.V.                      VENEMA DOUGLAS & DIANE  
 Property Class: 401                      W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
58 Actual Front Feet, 0.09 Total Acres							Total Est. Land Value =	12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

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

(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

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

County Multiplier = 1.38 =>                      Cost New =                      13,837

Phy/Ab.Phy/Func/Econ/Comb.%Good = 70/100/100/100/70-0                      Depr. Cost =                      8,686  
 ECF (4161 BUENA VISTA AREA BACK LOTS)                      0.980 => TCV of Bldg: 1                      =                      9,492

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2017 Est. T.C.V. 009-160-144-00                      =                      21,967

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,900	10,900	10,900	10,900	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	100	0	0	98	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,000	11,000	11,000	10,998	10,998	0	

009-160-145-00                      2017 Est. T.C.V.                      LINE ROBERT S & BARBARA C  
 Property Class: 402                                           OTTAWA  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
55 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	12,000

2017 Est. T.C.V. 009-160-145-00 = 12,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 01/07/2004 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
6,000	6,000	6,000	1,106	0.90

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	9	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,000	6,000	6,000	1,115	1,115	0

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009-160-147-00                      2017 Est. T.C.V.                      COOPER STEVEN & LAURIE  
 Property Class: 401                                           6195 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
58 Actual Front Feet, 0.20 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: 4in Concrete	3.35	1.00	446	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 1962

(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	Slab	60.49	-10.70	-2.85	576	27,037
1	Story Siding	Basement	60.49	0.00	-2.85	336	19,367
Other Additions/Adjustments			Rate			Size	Cost

(13) Plumbing

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

Public Sewer		1,025.00		1	1,025
Well, 50 Feet		1,575.00		1	1,575

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(15) Built-Ins & Fireplaces

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

Treated Wood,Standard		6.59		240	1,582
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(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 =                      84,590

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      54,983  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =                      53,884

2017 Est. T.C.V. 009-160-147-00                      =                      66,834

Est. TCV/Total Floor Area = 73.28, Most recent sale 10/21/2016 for 75,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,200	33,200	33,200	31,224	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	281	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
33,400	33,400	33,400	31,505	31,505	0



009-160-148-00                      2017 Est. T.C.V.                      FERRICK BRIAN & KARYN  
 Property Class: 401                      W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
57 Actual Front Feet, 0.18 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	3.20	1.00	448	76	1,090
Shed: Metal Prefab	8.16	1.00	100	35	286
Total Estimated Land Improvements True Cash Value =					1,376

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls CD    Blt 1981

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

Other Additions/Adjustments                      Rate                      Size    Cost

(17) Garages  
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      14.26                      840    11,978  
 Storage area over garage                      3.85                      800    3,080

County Multiplier = 1.38 =>                      Cost New =    20,781

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =    16,624  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.880 => TCV of Bldg: 1 =    16,292

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

2017 Est. T.C.V. 009-160-148-00					=	29,668
Est. TCV/Total Floor Area =	0.00					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,800	14,800	14,800	11,955	0.90		
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	107	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,800	14,800	14,800	12,062	12,062	0	

009-160-149-00                      2017 Est. T.C.V.                      KENNEDY FAMILY LIVING TRUST  
 Property Class: 401                                           6181 LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
55 Actual Front Feet, 0.16 Total Acres                      Total Est. Land Value =								12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.79	1.00	120	71	749
Total Estimated Land Improvements True Cash Value =					749

2017 Est. T.C.V. 009-160-149-00                      =                      12,749

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,400	6,400	6,400	2,544	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	22	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,400	6,400	6,400	2,566	2,566	0	

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009-160-150-00                      2017 Est. T.C.V.                      LOTT JAMES R ET AL  
 Property Class: 402                                           W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
55 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	12,000

2017 Est. T.C.V. 009-160-150-00 = 12,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	2,102	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	18	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	2,120	2,120	0	

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009-160-151-00                      2017 Est. T.C.V.                      DERUITER ADVERTISING & CONSULTING I  
 Property Class: 401                      6159 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
55 Actual Front Feet, 0.14 Total Acres                      Total Est. Land Value =								12,000

Land Improvement Cost Estimates  
 Land Improvment Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.42	1.00	630	45	403
Shed: Metal Prefab	7.16	1.00	144	35	361
Total Estimated Land Improvements True Cash Value =					764

Cost Est. for Res. Bldg: 1    Single Family    MANU-BOCA/STATE Cls    D    Blt 1992

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1248 SF    Floor Area = 1248 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	46.35	-7.93	0.66	1248	48,772

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

Public Sewer	912.00	1	912
Well, 50 Feet	1575.00	1	1,575

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

Appliance Allowance	1,235.00	1	1,235
Fireplace: Wood Stove	950.00	1	950

(16) Deck/Balcony

Treated Wood,Standard	6.79	160	1,086
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(17) Garages

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

Base Cost	19.23	384	7,384
Mechanical Doors	325.00	1	325

County Multiplier = 1.38    =>                      Cost New =                      86,615

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =                      69,292  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.900 => TCV of Bldg: 1 =                      62,363

2017 Est. T.C.V. 009-160-151-00                      =                      75,127  
 Est. TCV/Total Floor Area = 60.20, Most recent sale 10/13/2014 for 66,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
37,300	37,300	37,300	37,300	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	300	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
37,600	37,600	37,600	37,635	37,600	0

009-160-152-00                      2017 Est. T.C.V.                      DERUITER BRUE & JOHANNA  
 Property Class: 401                      W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
55 Actual Front Feet, 0.13 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: 4in Ren. Conc.	4.21	1.00	1250	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.5	95	3,563
Total Estimated Land Improvements True Cash Value =					3,563

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls    C+10    Blt 2015

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

Base Cost	17.35	1170	20,300
Automatic Doors	375.00	2	750
Storage area over garage	3.95	576	2,275

County Multiplier = 1.38 =>    Cost New = 32,188

Notes: WINDOW A/C ON 2ND FLOOR.    1BATH    **Draft Record Card - Printed before March Board of Review**

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,    Depr.Cost = 31,866  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 = 31,229

2017 Est. T.C.V. 009-160-152-00                      =                      46,792

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/13/2014 for 12,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
23,300	23,300	23,300	23,300	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	100	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
23,400	23,400	23,400	23,509	23,400	23,400

009-160-153-00                      2017 Est. T.C.V.                      SELENO RICHARD R & KATHY L  
 Property Class: 401                                           6129 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
58 Actual Front Feet, 0.15 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: Patio Blocks	6.84	1.00	288	0	0
Shed: Metal Prefab	7.16	1.00	144	50	516

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 =					991

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls D    Blt 1946

(11) Heating System: Wall/Floor Furnace

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	49.35	-8.61	-0.78	924	36,923

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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Public Sewer	912.00	1	912
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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County Multiplier = 1.38 =>                      Cost New =                      58,333

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      37,916  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =                      37,158

2017 Est. T.C.V. 009-160-153-00                      =                      50,149

Est. TCV/Total Floor Area = 54.27

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,900	24,900	24,900	18,271	0.90		
2017	New Eq.	Adj. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	164	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,100	25,100	25,100	18,435	18,435	0	0

009-160-154-00	2017 Est. T.C.V.	DRACHT GAYLE TRUST & DRACHT MARY
Property Class: 401		6119 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
59 Actual Front Feet, 0.18 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	3.20	1.00	340	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1180 SF Floor Area = 1180 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.49	-8.39	0.00	1180	57,938

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

Public Sewer	1025.00	1	1,025
Well, 50 Feet	1575.00	1	1,575

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WGEP (1 Story), Standard	40.21	112	4,504
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(17) Garages

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

Base Cost	15.91	778	12,378
Automatic Doors	375.00	1	375
Storage area over garage	3.85	389	1,498

County Multiplier = 1.38 => Cost New = 112,245

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 72,959  
ECF (4161 BUENA VISTA AREA BACK LOTS) 0.980 => TCV of Bldg: 1 = 71,500

2017 Est. T.C.V. 009-160-154-00 = 84,450

Est. TCV/Total Floor Area = 71.57, Most recent sale 03/19/2004 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,000	42,000	42,000	34,947	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	314	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
42,200	42,200	42,200	35,261	35,261	0

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009-160-155-00                      2017 Est. T.C.V.                      GREMEL GARY D & MONICA M  
 Property Class: 401                      6111 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS  
 \* Factors \*                      LOTS 156&155

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
60 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	216	0	0
Shed: Wood Frame	11.53	1.00	96	94	1,041
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					2,011

Cost Est. for Res. Bldg: 1    Single Family    1.75S                      Cls C    Blt 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1547 SF    Floor Area = 2322 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.53	-8.70	0.00	463	24,923
1	Story Siding	Basement	62.53	0.00	0.00	309	19,322
2	Story Siding	Basement	98.87	0.00	0.00	387	38,263
2	Story Siding	Slab	98.87	-10.73	0.00	388	34,198

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	12.22	144	1,760
CCP (1 Story), Standard	19.27	336	6,475

(16) Deck/Balcony

Treated Wood, Standard	6.86	238	1,633
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(17) Basement Garages

Basement Garage: 1 Car	1550.00	1	1,550
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =                      191,420

Notes: DUPLEX TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =    133,994  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =    131,314

2017 Est. T.C.V. 009-160-155-00                      =    145,325

Est. TCV/Total Floor Area = 62.59, Most recent sale 11/30/2009 for 80,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
72,200	72,200	72,200	71,413	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	642	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT



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Parcel Number: 009-160-155-00

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72,700	72,700	72,700	72,055	72,055	0
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009-160-157-00                      2017 Est. T.C.V.                      CHRISTESEN CHRISTIAN A &  
 Property Class: 401                                           6091 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
60 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.75	1.00	80	71	611
Total Estimated Land Improvements True Cash Value =					611

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls CD                      Blt 1963

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	60.17	0.00	0.00	936	56,319

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

Public Sewer		1025.00		1	1,025
Well, 50 Feet		1575.00		1	1,575

(15) Built-Ins & Fireplaces

Appliance Allowance		1415.00		1	1,415
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(16) Porches

CCP (1 Story), Standard		52.78		24	1,267
CGEP (1 Story), Standard		52.74		60	3,164

(17) Garages

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

Base Cost		20.85		352	7,339
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County Multiplier = 1.38 =>                      Cost New =                      100,374

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      60,224

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard		6.78		196	1,329
County Multiplier = 1.38 =>					Cost New =                      1,834
Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0,					Depr.Cost =                      1,614

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)		3.97		96	381
County Multiplier = 1.38 =>					Cost New =                      526
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,					Depr.Cost =                      373

Total Depreciated Cost =                      62,211  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.900 => TCV of Bldg: 1 =                      55,990

2017 Est. T.C.V. 009-160-157-00					=	68,601
Est. TCV/Total Floor Area = 73.29, Most recent sale 07/01/2000 for 73,900						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,600	36,600	36,600	31,163	0.90		
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

Parcel Number: 009-160-157-00

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0	-2,300	0	0	280	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
34,300	34,300	34,300	31,443	31,443	0

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009-160-158-00	2017 Est. T.C.V.	CHRISTESEN CHRISTIAN A &
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	12,000

2017 Est. T.C.V. 009-160-158-00 = 12,000

Est. TCV/Total Floor Area = 12.82

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	2,102	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	18	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	2,120	2,120	0	

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009-160-159-00                      2017 Est. T.C.V.                      BACHMAN RICHARD W & LUELLA A TRUST  
 Property Class: 401                      6081 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS  
 \* Factors \*                      LOTS 159 & 160

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 15K					15000	100		15,000
100 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	15,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	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    2S                      Cls CD    Blt 1974

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 1860 SF    Floor Area = 3255 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1.75 Story Siding    Crawl Space    76.40    -7.44    0.00    1860    128,266

Other Additions/Adjustments                      Rate                      Size                      Cost

(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  
 Public Sewer                      1025.00                      1                      1,025  
 Well, 50 Feet                      1575.00                      1                      1,575

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(15) Built-Ins & Fireplaces  
 Appliance Allowance                      1415.00                      1                      1,415  
 Fireplace: Wood Stove                      1125.00                      1                      1,125  
 Fireplace: Direct-Vented Gas                      925.00                      1                      925

(16) Porches  
 WCP (1 Story), Standard                      17.97                      320                      5,750

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

(16) Breezeways  
 Frame Wall,Finished                      27.25                      84                      2,289

(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

County Multiplier = 1.38 =>                      Cost New =                      216,954

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      130,173  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =                      127,569

2017 Est. T.C.V. 009-160-159-00	=	143,539
Est. TCV/Total Floor Area = 44.10		
2016 Assessed                      MBOR                      S.E.V.                      Base for Cap                      C.P.I.		
71,300                      71,300                      71,300                      62,016                      0.90		
2017                      New Eq. Adjustment                      Loss                      Additions                      Tax Adjustment                      Losses		

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0	500	0	0	558	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
71,800	71,800	71,800	62,574	62,574	62,574

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009-160-164-00	2017 Est. T.C.V.	BUENA VISTA PARK PLAT LOT OWNERS
Property Class: 700		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

			* Factors *				OUTLOT A	
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F & SURPL	2598.00	74.28	0.4429	1.0000	800	100		920,597
2598 Actual Front Feet,	4.43	Total Acres			Total Est. Land Value =			920,597

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2017 Est. T.C.V. 009-160-164-00	=	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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009-160-165-00                      2017 Est. T.C.V.                      PUBLIC PROPERTY  
 Property Class: 700                      W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & 2013 EQ RATE			0.500	Acres	12,000	100		6,000
		0.50	Total Acres		Total Est.	Land Value =		6,000

2017 Est. T.C.V. 009-160-165-00                      =                      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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009-180-002-00	2017 Est. T.C.V.	BALL PATRICIA A
Property Class: 401		1671 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
83 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	5,000

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

(11) Heating System: No Heating/Cooling

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

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

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

Base Cost	10.01	1200	12,012
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 17,025

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 11,066  
ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 11,620

2017 Est. T.C.V. 009-180-002-00 = 16,620

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
9,500	9,500	9,500	6,312	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,200	0	0	56	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBI
8,300	8,300	8,300	6,368	6,368	0

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009-180-003-00                      2017 Est. T.C.V.                      DITTMER JEAN L & TRIPP JANE K J/T  
 Property Class: 401                      1767 S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100	LOT 3	5,000
<Site Value A> RURAL LOTS					5000	100	LOT 4	5,000
165 Actual Front Feet, 0.55 Total Acres                      Total Est. Land Value =								10,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Solid, 6 ft.	16.41	1.00	60	94	926
Shed: Wood Frame	12.07	1.00	80	50	483
Total Estimated Land Improvements True Cash Value =					1,409

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls    C+5    Blt 2001

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 780 SF    Floor Area = 975 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Crawl Space	85.52	-10.96	0.00	780	58,157

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 1 Story	2200.00	1	2,200
Fireplace: Raised Hearth	170.00	1	170

County Multiplier = 1.38 =>                      Cost New =                      93,204

Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0,    Depr.Cost =                      84,815  
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 =                      89,056

2017 Est. T.C.V. 009-180-003-00                      =                      100,465

Est. TCV/Total Floor Area = 103.04, Most recent sale 05/31/2011 for 94,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,000	54,000	54,000	45,268	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,800	0	0	407	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,200	50,200	50,200	45,675	45,675	45,675	

009-180-005-00                      2017 Est. T.C.V.                      ZWOLAK EUGENE JULIAN & KATHRYN PAGE  
 Property Class: 401                      S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
90 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	5,000

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

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

Other Additions/Adjustments                      Rate                      Size    Cost

(17) Garages  
 Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)  
 Base Cost                      10.13                      1200    12,156  
 Mechanical Doors                      350.00                      1    350

County Multiplier = 1.38 =>                      Cost New =    17,258

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,    Depr.Cost =    17,086  
 ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 =    16,231

2017 Est. T.C.V. 009-180-005-00                      =    21,231

Est. TCV/Total Floor Area = 0.00, Most recent sale 04/24/2013 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
11,100	11,100	11,100	10,088	0.90

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

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBI
10,600	10,600	10,600	10,178	10,178	0

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009-180-006-00                      2017 Est. T.C.V.                      BARTHOLOMEW JAY & KAMI  
 Property Class: 401                      1885 S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
90 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    MANU-BOCA/STATE Cls    D-5    Blt 1998

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1280 SF    Floor Area = 1280 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	43.81	-10.85	1.43	1280	44,019

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

Average Fixture(s)	525.00	1	525
3 Fixture Bath	1650.00	1	1,650

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(17) Garages

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

Base Cost	13.68	832	11,382
Mechanical Doors	325.00	2	650

County Multiplier = 1.38 =>                      Cost New =                      89,156

Notes: 1998 PATRIOT MHS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0,    Depr.Cost =                      73,108

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	7.46	108	806
County Multiplier = 1.38 =>			Cost New = 1,112
Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0,			Depr.Cost = 1,023

Unit-in-Place Cost Items:

MISC	1.00	500	500
County Multiplier = 1.38 =>			Cost New = 690
Phy/Ab.Phy/Func/Econ/Comb.%Good= 81/100/100/100/81.0,			Depr.Cost = 559

Total Depreciated Cost =                      74,690  
 ECF (409 - RURAL SUBS)                      0.650 => TCV of Bldg: 1 =                      48,548

2017 Est. T.C.V. 009-180-006-00                      =                      54,518  
 Est. TCV/Total Floor Area = 42.59

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
26,200	26,200	26,200	24,457	0.90

Parcel Number: 009-180-006-00

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2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,100	0	0	220	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	27,300	27,300	27,300	24,677	24,677	0

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009-180-007-00                      2017 Est. T.C.V.                      BARTHOLOMEW JAY & KAMI  
 Property Class: 402                      S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
90 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-180-007-00 = 5,000

Est. TCV/Total Floor Area = 3.91, Most recent sale 05/22/2006 for 7,800

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	1,957	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,000	0	17	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	1,974	1,974	0	

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009-180-008-00                      2017 Est. T.C.V.                      BLUMBERG BLISS L  
 Property Class: 401                      S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
90 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	5,000

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

(11) Heating System: No Heating/Cooling

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

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

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

Base Cost	10.91	1024	11,172
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =                      15,935

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,    Depr.Cost =                      15,138

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= 94/100/100/100/94.0,    Depr.Cost =                      1,318

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Total Depreciated Cost =                      16,456  
 ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 =                      15,633

2017 Est. T.C.V. 009-180-008-00                      =                      20,633

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,900	10,900	10,900	8,164	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	0	73	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,300	10,300	10,300	8,237	8,237	0	



009-180-010-00	2017 Est. T.C.V.	BALL SAM
Property Class: 201		1947 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
90 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.39	1.38	285	94	1,253
Fencing: Wd, Split, 2 Rail	7.04	1.38	50	50	243
Total Estimated Land Improvements True Cash Value =					1,496

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2009  
Description of Occupancy: BALL CONSTRUCTION STORAGE

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

0 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 0 Height per Story Multiplier: 0.960  
Ave. Floor Area: 0 Perimeter: 172 Perim. Multiplier: 1.000  
Refined Square Foot Cost for Upper Floors: 16.18

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 22.322

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Total Floor Area: 1,799	Base Cost New of Upper Floors =	40,159
	Reproduction/Replacement Cost =	40,159
Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0	Total Depreciated Cost =	36,946
ECF (201A GENERAL COMMERCIAL ) 1.070 => TCV of Bldg: 1 =		39,532
Replacement Cost/Floor Area= 22.32 Est. TCV/Floor Area= 21.97		

Total Estimated True Cash Value of Commercial/Industrial Buildings = 39,532

2017 Est. T.C.V. 009-180-010-00	=	46,028
Est. TCV/Total Floor Area = 25.59, Most recent sale 03/09/2009 for 5,000		
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.		
23,900 23,900 23,900 16,302 0.90		
2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 -900 0 0 146 0		
2017 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
23,000 23,000 23,000 16,448 16,448 0		

009-180-011-00                      2017 Est. T.C.V.                      INDIAN LAKES L C  
 Property Class: 402                      W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
<Site Value D> 180-BURGETT JEN					4000	100		4,000
199 Actual Front Feet, 0.62 Total Acres                      Total Est. Land Value =								9,000

2017 Est. T.C.V. 009-180-011-00                      =                      9,000

Est. TCV/Total Floor Area = 5.00, Most recent sale 01/01/1999 for 2,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
5,500	5,500	5,500	1,991	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	17	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,500	4,500	4,500	2,008	2,008	0

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009-180-012-00	2017 Est. T.C.V.	BALL SAMUEL R & RACHEL
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> 180-BURGETT JEN					4000	100		4,000
90 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	4,000

2017 Est. T.C.V. 009-180-012-00 = 4,000

Est. TCV/Total Floor Area = 2.22, Most recent sale 12/21/2010 for 2,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	1,833	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	16	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,000	2,000	2,000	1,849	1,849	0	

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009-180-013-00                      2017 Est. T.C.V.                      HAUSERMAN ELIZABETH & SCHWAB RYAN  
 Property Class: 401                      7950 W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> 180-BURGETT JEN					4000	100		4,000
90 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	4,000

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 CD    Blt 1975

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1128 SF    Floor Area = 1128 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.99	-8.49	1.87	1128	57,945

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WCP (1 Story), Standard	41.46	40	1,658
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(17) Garages

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

Base Cost	19.20	576	11,059
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38    =>                      Cost New =    108,403

Notes: HUD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =    75,882  
 ECF (409 - RURAL SUBS)    0.650 => TCV of Bldg: 1 =    49,323

2017 Est. T.C.V. 009-180-013-00                      =    53,798

Est. TCV/Total Floor Area = 47.69, Most recent sale 08/28/2014 for 65,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
24,800	24,800	24,800	24,573	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	221	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
26,900	26,900	26,900	24,794	24,794	24,794

009-180-014-00                      2017 Est. T.C.V.                      DREWS KENNETH & IRENE  
 Property Class: 401                      W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> 180-BURGETT JEN					4000	100		4,000
90 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	4,000

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls CD    Blt 1986

(11) Heating System: No Heating/Cooling

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

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

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

Base Cost	13.65	480	6,552
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      9,525

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =                      7,620  
 ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 =                      7,239

2017 Est. T.C.V. 009-180-014-00                      =                      11,239

Est. TCV/Total Floor Area = 0.00, Most recent sale 01/15/2016 for 15,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
5,400	5,400	5,400	4,381	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	1,219	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBI
5,600	5,600	5,600	4,420	5,600	0

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009-180-015-00	2017 Est. T.C.V.	JONES DONA L
Property Class: 401		7914 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> 180-BURGETT JEN					4000	100		4,000
90 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	4,000

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	212	71	518
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 =					1,468

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1213 SF Floor Area = 1213 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	61.66	-8.83	0.00	1213	64,083

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	51.56	28	1,444
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(16) Deck/Balcony

Treated Wood, Standard	11.81	40	472
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(17) Garages

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

Base Cost	18.37	520	9,552
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 112,212

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 72,938  
ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 65,644

2017 Est. T.C.V. 009-180-015-00 = 71,112

Est. TCV/Total Floor Area = 58.62, Most recent sale 04/16/2012 for 55,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,300	35,300	35,300	29,857	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	300	0	268	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,600	35,600	35,600	30,125	30,125	30,125	



009-180-016-00                      2017 Est. T.C.V.                      SKAGGS SHANA R  
 Property Class: 401                      7898 W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

		* Factors *		LOTS 16 & 17		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value D> 180-BURGETT JEN			4000	100		4,000
<Site Value D> 180-BURGETT JEN			4000	100		4,000
180 Actual Front Feet, 0.56 Total Acres                      Total Est. Land Value =						8,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wire Mesh, #9	1.90	1.00	250	94	447
Total Estimated Land Improvements True Cash Value =					447

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls C                      Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 816 SF    Floor Area = 1164 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Slab	80.62	-12.33	0.00	624	42,613
1.5	Story Siding	Slab	89.20	-12.33	0.00	192	14,759
1	Story Siding	Overhang	40.64	0.00	0.00	96	3,901

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	17.80	400	7,120
WPP, Standard	16.43	72	1,183

(17) Garages

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

Base Cost	24.83	336	8,343
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

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

Base Cost	13.49	660	8,903
Automatic Doors	375.00	1	375

County Multiplier = 1.38    =>                      Cost New =                      132,491

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =                      92,743  
 ECF (409 - RURAL SUBS)                      0.900 => TCV of Bldg: 1 =                      83,469

2017 Est. T.C.V. 009-180-016-00	=	91,916				
Est. TCV/Total Floor Area = 78.97, Most recent sale 03/30/2015 for 98,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
45,700	45,700	45,700	45,700	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	0	300	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,000	46,000	46,000	46,111	46,000	46,000	



009-190-002-00                      2017 Est. T.C.V.                      DELINE STEVEN  
 Property Class: 401                      267 S CAROLYN AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> Carolyn's Plat					4000	100		4,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	4,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.00	92	0	0
D/W/P: 4in Concrete	3.61	1.00	12	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls C    Blt 1977

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 1732 SF    Floor Area = 1732 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	61.51	0.00	0.00	1732	106,535

  

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
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(16) Porches                      **Draft Record Card - Printed before March Board of Review**

CCP (1 Story), Standard	36.44	56	2,041
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(16) Deck/Balcony

Treated Wood,Standard	6.48	372	2,411
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(17) Garages

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

County Multiplier = 1.38 =>                      Cost New =    171,528  
 Notes: 1977 HOME RELOCATED 2007 VACANT & STUDS INTERIOR 2016

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    111,493  
 ECF (409 - RURAL SUBS)                      0.900 => TCV of Bldg: 1 =    100,344  
 60 % Completed => Est. True Cash Value 2017 =    60,206

2017 Est. T.C.V. 009-190-002-00					=	65,156
Est. TCV/Total Floor Area = 37.62, Most recent sale 10/14/2015 for 30,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,900	31,900	31,900	31,900	0.90		
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
1,500	-800	0	1,500	-800	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,600	32,600	32,600	33,687	32,600	0	

009-190-003-00                      2017 Est. T.C.V.                      SWIDERSKI DALE & BERKMAN PHYLLIS  
 Property Class: 401                      255 S CAROLYN AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> Carolyn's Plat					4000	100		4,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	4,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	94	940
Total Estimated Land Improvements True Cash Value =					940

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls    C-5    Blt 1999

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 1736 SF    Floor Area = 1736 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.43	0.00	0.00	1736	101,434

  

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

(13) Plumbing

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

(14) Water/Sewer

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

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	7.76	128	993
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(17) Garages  
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	19.27	572	11,022
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38    =>                      Cost New =    170,895

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =    136,716  
 ECF (409 - RURAL SUBS)    0.950 => TCV of Bldg: 1 =    129,880

2017 Est. T.C.V. 009-190-003-00				=	134,820
Est. TCV/Total Floor Area = 77.66, Most recent sale 09/27/2013 for 115,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
71,600	71,600	71,600	61,346	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,200	0	552	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
67,400	67,400	67,400	61,898	61,898	61,898

009-190-004-00                      2017 Est. T.C.V.                      WARREN J & S JOINT LIVING TRUST  
 Property Class: 401                      S CAROLYN AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> Carolyn's Plat					4000	100		4,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	4,000

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

(11) Heating System: Forced Air w/o Ducts  
 Ground Area = Size for Rates = 0 SF    Floor Area = 0 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost

Other Additions/Adjustments                      Rate                      Size    Cost

(17) Garages  
 Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)  
 Base Cost                      10.13                      1320    13,372  
 Mechanical Doors                      350.00                      2    700

County Multiplier = 1.38    =>                      Cost New =    19,419

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,    Depr.Cost =    19,225  
 ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 =    18,263

2017 Est. T.C.V. 009-190-004-00                      =    22,263

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/14/2011 for 9,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
11,600	11,600	11,600	10,291	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-500	0	0	82	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBI
11,100	11,100	11,100	10,383	10,383	0

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009-190-007-00                      2017 Est. T.C.V.                      STEVENS PATRICK A & CATHLEEN B  
 Property Class: 401                                           211 S CAROLYN AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

		* Factors *		IRR, EFF: LOT 7 & 8			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value J> Carolyn's Plat			4000	100	LOT 8		4,000
<Site Value J> Carolyn's Plat			4000	100	LOT 7		4,000
210 Actual Front Feet, 0.85 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: 3.5 Concrete	2.98	1.00	66	0	0
Shed: Wood Frame	8.79	1.00	120	50	527
Shed: Metal Prefab	7.34	1.00	120	50	441
Total Estimated Land Improvements True Cash Value =					968

Cost Est. for Res. Bldg: 1    Single Family    MANU-BOCA/STATE Cls    D    Blt 1989

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2058 SF    Floor Area = 2058 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	42.62	-6.92	0.66	1677	60,976
1	Story Siding	Crawl Space	42.62	-6.92	0.66	381	13,853

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

Public Sewer	912.00	1	912
Well, 100 Feet	2425.00	1	2,425

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: Interior 1 Story	2600.00	1	2,600

(16) Deck/Balcony

Treated Wood,Standard	8.97	59	529
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(17) Garages

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

Base Cost	12.04	576	6,935
Mechanical Doors	325.00	1	325

County Multiplier = 1.38    =>    Cost New =    126,912

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =    95,184

Separately Depreciated Items:

(16) Deck/Balcony

Pine                      w/Roof,Standard	15.15	192	2,909
County Multiplier = 1.38    =>		Cost New =	4,014
Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/100/100/100/72.0,		Depr.Cost =	2,890

Total Depreciated Cost =    98,074

ECF (409 - RURAL SUBS)    0.650 => TCV of Bldg: 1 =    63,748

2017 Est. T.C.V. 009-190-007-00                      =    72,716

Est. TCV/Total Floor Area = 35.33

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
35,700	35,700	35,700	33,423	0.90



Parcel Number: 009-190-007-00

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2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	700	0	0	300	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	36,400	36,400	36,400	33,723	33,723	33,723

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009-190-010-00	2017 Est. T.C.V.	LASKOWSKI ELLEN M
Property Class: 401		166 S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> Carolyn's Plat					4000	100		4,000
100 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	4,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	94	940
Total Estimated Land Improvements True Cash Value =					940

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 2007

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1072 SF Floor Area = 1548 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	84.51	-9.60	2.87	952	74,047
1	Story Siding	Crawl Space	66.38	-9.60	1.92	120	7,044

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(17) Garages

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

Base Cost	21.09	676	14,257
Common Wall: 1.5 Wall	-1925.00	1	-1,925
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 141,773

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 134,685

Separately Depreciated Items:

(16) Porches

WCP (1 Story), Standard	20.83	224	4,666
County Multiplier = 1.38 =>			Cost New = 6,439
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,			Depr.Cost = 2,898

(16) Deck/Balcony

Treated Wood,Standard	7.53	144	1,084
County Multiplier = 1.38 =>			Cost New = 1,496
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,			Depr.Cost = 673

Total Depreciated Cost = 138,256  
ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 131,343

2017 Est. T.C.V. 009-190-010-00 = 136,283  
Est. TCV/Total Floor Area = 88.04  
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.

Parcel Number: 009-190-010-00

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	65,200	65,200	65,200	55,945	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,900	0	0	503	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	68,100	68,100	68,100	56,448	56,448	56,448

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009-190-011-00	2017 Est. T.C.V.	BALL JANICE & JAMES
Property Class: 401		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> Carolyn's Plat					4000	100		4,000
100 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	4,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1995

(11) Heating System: No Heating/Cooling

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

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

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

Base Cost	10.13	1440	14,587
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 20,648

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 18,583  
ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 17,654

2017 Est. T.C.V. 009-190-011-00 = 21,654

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
11,300	11,300	11,300	9,267	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	83	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBI
10,800	10,800	10,800	9,350	9,350	0

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009-190-012-00                      2017 Est. T.C.V.                      LARSON KERRY & HEATHER JEAN  
 Property Class: 402                      S CAROLYN AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> Carolyn's Plat					4000	100		4,000
86 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	4,000

2017 Est. T.C.V. 009-190-012-00	=	4,000			
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/12/2005 for 12,500					
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	-1,000	0	-1,000	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,000	2,000	2,000	3,027	2,000	0

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009-190-013-00                      2017 Est. T.C.V.                      PARKER BRIAN P  
 Property Class: 402                      S CAROLYN AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> Carolyn's Plat					4000	100		4,000
113 Actual Front Feet, 0.39 Total Acres							Total Est. Land Value =	4,000

2017 Est. T.C.V. 009-190-013-00	=	4,000			
Est. TCV/Total Floor Area =	0.00				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,000	3,000	3,000	2,622	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	-622	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,000	2,000	2,000	2,645	2,000	0

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009-190-014-00                      2017 Est. T.C.V.                      HINDY GERARD T & MOLLIE M  
 Property Class: 402                      S CAROLYN AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> Carolyn's Plat					4000	100		4,000
109 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	4,000

2017 Est. T.C.V. 009-190-014-00                      =                      4,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/01/2002 for 13,500

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	-1,000	0	-1,000	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,000	2,000	2,000	3,027	2,000	0	

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009-190-015-00                      2017 Est. T.C.V.                      SILER JACOB C  
 Property Class: 401                                           186 S CAROLYN AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> Carolyn's Plat					4000	100		4,000
100 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	4,000

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	240	0	0
Shed: Wood Frame	10.72	1.00	140	50	750
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 =					1,690

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1080 SF    Floor Area = 1080 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	66.29	-9.58	0.00	1080	61,247

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	7.13	192	1,369
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(17) Garages

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

Base Cost	22.65	576	13,046
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =    110,606

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =    82,954  
 ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 =    78,807

2017 Est. T.C.V. 009-190-015-00                      =    84,497

Est. TCV/Total Floor Area = 78.24, Most recent sale 05/01/2015 for 89,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,900	40,900	40,900	40,900	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,300	0	368	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,200	42,200	42,200	41,268	41,268	41,268	

009-190-016-00                      2017 Est. T.C.V.                      WILLIAMS DONALD C & VIRGINIA M  
 Property Class: 401                      S CAROLYN AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

		* Factors *		IRR - EFF			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value J>	Carolyn's Plat				4000	100	4,000
91 Actual Front Feet, 0.31 Total Acres			Total Acres		Total Est. Land Value =		4,000

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls CD    Blt 2000

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

Other Additions/Adjustments                      Rate                      Size    Cost

(17) Garages

Class:C	Exterior: Pole	Foundation: 42 Inch	(Unfinished)				
Base Cost			10.91		1200	13,092	
Automatic Doors			375.00		1	375	
Mechanical Doors			350.00		1	350	
Class:C	Exterior: Pole	Foundation: 42 Inch	(Unfinished)				
Base Cost			10.91		1200	13,092	
Automatic Doors			375.00		1	375	

County Multiplier = 1.38    =>                      Cost New =    37,652

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =    33,887  
 ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 =    32,192

2017 Est. T.C.V. 009-190-016-00                      =    36,192

Est. TCV/Total Floor Area = 0.00. Most recent sale 12/01/1999 for 7,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
18,100	18,100	18,100	15,896	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	143	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
18,100	18,100	18,100	16,039	16,039	0

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009-190-017-00	2017 Est. T.C.V.	OSBORNE'S TRUST CLIFFORD D &
Property Class: 402		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> Carolyn's Plat					4000	100		4,000
100 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	4,000

2017 Est. T.C.V. 009-190-017-00	=	4,000			
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/01/1999 for 7,500					
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	-1,000	0	-1,000	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,000	2,000	2,000	3,027	2,000	0

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009-190-018-00                      2017 Est. T.C.V.                      TIEMAN JAMES R & LYNN L  
 Property Class: 401                      S CAROLYN AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> Carolyn's Plat					4000	100		4,000
101 Actual Front Feet, 0.39 Total Acres							Total Est. Land Value =	4,000

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

(11) Heating System: No Heating/Cooling

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

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

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

Base Cost	10.91	1536	16,758
Automatic Doors	375.00	2	750

County Multiplier = 1.38 =>                      Cost New =                      24,161

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,    Depr.Cost =                      22,953  
 ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 =                      21,805

2017 Est. T.C.V. 009-190-018-00                      =                      25,805

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/01/2001 for 12,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
13,300	13,300	13,300	11,719	0.90
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-400	0	-105	0
2017 Assessed	MBOR	S.E.V.	Capped ->Taxable<-	PRE/MBI
12,900	12,900	12,900	11,824	0

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