

009-200-001-00	2017 Est. T.C.V.	OBRIEN KATHLEEN & STOREMSKI LORI
Property Class: 401		750 SW OAK DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	73.00	309.00	0.8759	1.0000	1100	100		70,338
73 Actual Front Feet, 0.52 Total Acres								Total Est. Land Value = 70,338

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	36	94	116
Total Estimated Land Improvements True Cash Value =					116

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1968

(11) Heating System: Forced Hot Water, Air Conditioning

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	64.93	-9.50	5.78	920	56,313

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1,915.00	1	1,915
Fireplace: Wood Stove	1,350.00	1	1,350

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(16) Porches

CGEP (1 Story), Standard	40.96	120	4,915
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(16) Deck/Balcony

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

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

Base Cost	20.70	396	8,197
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 107,254

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 69,715

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 94,115

2017 Est. T.C.V. 009-200-001-00 = 164,569

Est. TCV/Total Floor Area = 178.88, Most recent sale 09/20/2013 for 165,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
76,800	76,800	76,800	75,510	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,500	0	679	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
82,300	82,300	82,300	76,189	76,189	76,189	

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009-200-002-00	2017 Est. T.C.V.	LYNCH WILLIAM D & CARIN K TRUST
Property Class: 401		760 SW OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	73.00	262.00	0.8759	1.0000	1100	100		70,338
73 Actual Front Feet, 0.44 Total Acres Total Est. Land Value =								70,338

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	1200	0	0
D/W/P: 3.5 Concrete	3.44	1.00	280	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 1967

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 960 SF Floor Area = 960 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	71.17	-10.37	-0.28	960	58,099

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
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Porches

WCP (1 Story), Standard	27.96	108	3,020
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(17) Garages

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

Base Cost	16.42	672	11,034
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 112,491

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 73,119
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 98,711

2017 Est. T.C.V. 009-200-002-00 = 171,424

Est. TCV/Total Floor Area = 178.57

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
83,100	83,100	83,100	79,410	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,600	0	714	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
85,700	85,700	85,700	80,124	80,124	0	

009-200-003-00	2017 Est. T.C.V.	ALLEN DORENE S TRUST
Property Class: 401		770 SW OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	73.00	223.00	0.8759	1.0000	1100	100		70,338
73 Actual Front Feet, 0.37 Total Acres								Total Est. Land Value = 70,338

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	80	0	0
Shed: Wood Frame	10.15	1.00	100	50	508
Dock: Light posts	19.57	1.00	64	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 =					2,883

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

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 960 SF Floor Area = 960 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1 Story Siding Crawl Space 59.86 -8.86 -0.21 960 48,758

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: Exterior 1 Story 3450.00 1 3,450

(16) Porches
WGEP (1 Story), Standard 29.67 220 6,527
CCP (1 Story), Standard 34.55 58 2,004

(16) Deck/Balcony
Treated Wood, Standard 5.90 617 3,640
Treated Wood, Standard 9.35 60 561

(17) Garages
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 18.20 480 8,736
Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 108,567

Notes: COTTAGE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 70,569
ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 95,268

2017 Est. T.C.V. 009-200-003-00 = 168,489

Est. TCV/Total Floor Area = 175.51, Most recent sale 05/20/2011 for 179,155

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
81,800	81,800	81,800	81,800	0.90
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,400	0	736	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT

Parcel Number: 009-200-003-00

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84,200	84,200	84,200	82,536	82,536	0
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009-200-004-00	2017 Est. T.C.V.	PROUT JEFFREY J & GERRIE L TRUST
Property Class: 401		780 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	73.00	195.00	0.8759	1.0000	1100	100		70,338
73 Actual Front Feet, 0.33 Total Acres								Total Est. Land Value = 70,338

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	72	0	0
D/W/P: Asphalt Paving	1.61	1.00	1200	0	0
Shed: Wood Frame	10.10	1.00	176	94	1,671
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					4,046

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 1978

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 955 SF Floor Area = 1375 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	90.68	-10.40	0.00	784	62,940
1	Story Siding	Crawl Space	71.24	-10.40	0.00	171	10,404
1	Story Siding	Overhang	39.35	0.00	0.00	28	1,102

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 2 Story	2505.00	1	2,505

(16) Porches

CCP (1 Story), Standard	28.24	112	3,163
CGEP (1 Story), Standard	30.71	240	7,370

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	19.20	576	11,059
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 145,458

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 94,548

Separately Depreciated Items:

Local Cost Items:

GENERATOR	1500.00	1	1,500
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,			Depr.Cost = 1,425

Total Depreciated Cost = 95,973
ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 129,563

Parcel Number: 009-200-004-00

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2017 Est. T.C.V. 009-200-004-00				=	203,947	
Est. TCV/Total Floor Area = 148.33, Most recent sale 08/14/2015 for 203,500						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,700	98,700	98,700	98,700	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,300	0	0	888	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
102,000	102,000	102,000	99,588	99,588		0

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009-200-005-00	2017 Est. T.C.V.	MORTENSON RONALD TRUSTEE
Property Class: 401		790 SW OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	75.00	182.00	0.8677	1.0000	1100	100		71,585
75 Actual Front Feet, 0.31 Total Acres								Total Est. Land Value = 71,585

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	94	2,350
Total Estimated Land Improvements True Cash Value =					2,350

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 1984

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1694 SF Floor Area = 2650 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	93.98	-8.93	0.00	1274	108,354
1	Story Siding	Crawl Space	64.75	-8.93	0.00	420	23,444

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
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Porches

WCP (1 Story), Standard	19.45	280	5,446
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	20.00	528	10,560
Common Wall: 1 Wall	-1300.00	1	-1,300
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	16.72	768	12,841
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 233,851

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 175,388
ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 236,774

2017 Est. T.C.V. 009-200-005-00 = 310,709

Est. TCV/Total Floor Area = 117.25

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
147,300	147,300	147,300	124,400	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,100	0	0	1,119	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
155,400	155,400	155,400	125,519	125,519	125,519

009-200-006-00 2017 Est. T.C.V. FEE LAWRENCE D & JOY
 Property Class: 401 800 OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	149.00	190.00	0.6824	1.0000	1100	100		111,842
149 Actual Front Feet, 0.65 Total Acres Total Est. Land Value =								111,842

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	521	71	1,272
Total Estimated Land Improvements True Cash Value =					1,272

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 1969

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1659 SF Floor Area = 1659 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.95	-8.98	0.00	1659	92,854

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

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

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(17) Garages

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

Base Cost	18.25	528	9,636
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 157,185

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 102,170
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 137,930

2017 Est. T.C.V. 009-200-006-00 = 251,044

Est. TCV/Total Floor Area = 151.32, Most recent sale 08/11/2006 for 300,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
126,400	126,400	126,400	126,400	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
125,500	125,500	125,500	127,537	125,500	0

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009-220-001-00	2017 Est. T.C.V.	BATTEEN REYNOLD A & JUDITH A
Property Class: 401		930 S OAK DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	100.00	180.00	0.7846	1.0000	1100	100		86,304
100 Actual Front Feet, 0.41 Total Acres				Total Acres	Total Est. Land Value =			86,304

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.02	1.00	64	74	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+5 Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1080 SF Floor Area = 1350 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	80.04	-10.06	0.00	1080	75,578

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

(15) Built-Ins & Fireplaces

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Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	18.69	324	6,056
WCP (1 Story), Standard	38.16	48	1,832

(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 = 143,295

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 121,801
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 164,431

2017 Est. T.C.V. 009-220-001-00 = 251,210

Est. TCV/Total Floor Area = 186.08

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
122,100	122,100	122,100	95,174	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,500	0	856	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
125,600	125,600	125,600	96,030	96,030	0	

009-220-002-00	2017 Est. T.C.V.	MEILI KURT R & LESIA M
Property Class: 401		920 S OAK ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	100.00	195.00	0.7846	1.0000	1100	100		86,304
100 Actual Front Feet, 0.45 Total Acres							Total Est. Land Value =	86,304

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	160	0	0
Shed: Wood Frame	11.06	1.00	120	50	663

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					1,138

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+10 Blt 1958

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 720 SF Floor Area = 1080 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	100.94	-11.74	0.00	720	64,224

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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(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 = 110,531

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 82,898

Separately Depreciated Items:

(16) Porches

WGEP (1 Story), Standard	45.30	96	4,349
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County Multiplier = 1.38 => Cost New = 6,001

Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0, Depr.Cost = 5,461

(16) Deck/Balcony

Treated Wood,Standard	6.32	492	3,109
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County Multiplier = 1.38 => Cost New = 4,291

Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0, Depr.Cost = 3,905

Total Depreciated Cost = 92,264

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 124,557

2017 Est. T.C.V. 009-220-002-00 = 211,999

Est. TCV/Total Floor Area = 196.30

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
104,100	104,100	104,100	65,755	0.90

Parcel Number: 009-220-002-00

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2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,900	0	0	591	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	106,000	106,000	106,000	66,346	66,346	0

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009-220-003-00	2017 Est. T.C.V.	MEILI KURT R & LESIA M
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE

* Factors *

NOT BUILDABLE: WETLAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 400/FF	100.00	183.00	1.0000	1.0000	400	100		40,000
100 Actual Front Feet, 0.42 Total Acres							Total Est. Land Value =	40,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.75	1.00	80	50	430
Total Estimated Land Improvements True Cash Value =					430

2017 Est. T.C.V. 009-220-003-00		=		40,430	
Est. TCV/Total Floor Area = 37.44					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
20,200	20,200	20,200	11,870	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	106	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,200	20,200	20,200	11,976	11,976	0

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009-220-004-00 2017 Est. T.C.V. KURTZ RICHARD R
 Property Class: 401 900 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	100.00	166.00	0.7846	1.0000	1100	100		86,304
100 Actual Front Feet, 0.38 Total Acres				Total Acres	Total Est. Land Value =			86,304

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 CD Blt 1963

(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	Slab	58.72	-10.33	0.00	1056	51,100

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: Interior 1 Story	2900.00	1	2,900

(16) Deck/Balcony

Treated Wood, Standard	6.75	200	1,350
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(17) Garages

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

Base Cost	19.18	529	10,146
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 95,587

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 62,132
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 83,878

2017 Est. T.C.V. 009-220-004-00 = 171,122

Est. TCV/Total Floor Area = 162.05

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
85,300	85,300	85,300	85,300	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
85,600	85,600	85,600	86,067	85,600	0

009-220-005-00 2017 Est. T.C.V. BOSWELL TERRY W & GAIL A TRUST
 Property Class: 401 890 S OAK DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	110.00	174.00	0.7588	1.0000	1100	100		91,820
110 Actual Front Feet, 0.44 Total Acres				Total Acres	Total Est.	Land Value =		91,820

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 CD Blt 1965

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 816 SF Floor Area = 816 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Brick	Crawl Space	72.03	-9.25	-1.63	816	49,898

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: Interior 1 Story	2900.00	1	2,900

(16) Porches

CCP (1 Story), Standard	26.13	120	3,136
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(17) Garages

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

Base Cost	21.80	320	6,976
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 93,709

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 56,225
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 73,093

2017 Est. T.C.V. 009-220-005-00 = 165,853
 Est. TCV/Total Floor Area = 203.25

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
85,000	85,000	85,000	83,862	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,100	0	-962	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
82,900	82,900	82,900	84,616	82,900	0	

009-220-006-00 2017 Est. T.C.V. STONE ROBERT C & KAREN J
 Property Class: 401 880 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	89.00	189.00	0.8172	1.0000	1100	100		80,008
89 Actual Front Feet, 0.39 Total Acres Total Est. Land Value =								80,008

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	960	71	2,345
Shed: Wood Frame	10.72	1.00	140	71	1,065
Total Estimated Land Improvements True Cash Value =					3,410

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1962

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1764 SF Floor Area = 1764 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.29	-7.99	0.00	1280	64,384
1	Story Siding	Crawl Space	58.29	-7.99	0.00	484	24,345

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: Interior 2 Story	3825.00	1	3,825

(16) Porches

CPP, Standard	26.82	28	751
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(16) Deck/Balcony

Treated Wood,Standard	7.39	160	1,182
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County Multiplier = 1.38 => Cost New = 140,069

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 91,045
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 122,911

Cost Est. for Res. Bldg: 2 Single Family 2S Cls C-5 Blt 2009

(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	49.33	0.00	0.00	672	33,150

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

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
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Parcel Number: 009-220-006-00

Page: 2

(16) Porches			
WCP (1 Story), Standard	24.46	144	3,522
WPP, Standard	16.43	72	1,183

(17) Garages			
Class:C Exterior: Pole Foundation: 42 Inch (Finished)			
Base Cost	16.68	672	11,209
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 69,774

Notes: GRG W/UPPER LIVING

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 66,285
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 2 = 86,171

2017 Est. T.C.V. 009-220-006-00 = 292,500

Est. TCV/Total Floor Area = 120.07, Most recent sale 07/01/1998 for 115,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
141,700	141,700	141,700	115,735	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,600	0	0	1,041	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
146,300	146,300	146,300	116,776	116,776	116,776

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009-220-007-00 2017 Est. T.C.V. HEATER WILLIAM F & HEATHER TRUST
 Property Class: 401 870 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	89.00	182.00	0.8172	1.0000	1100	100		80,008
89 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =								80,008

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	130	0	0
D/W/P: Asphalt Paving	1.61	1.00	3549	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					4,750

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2358 SF Floor Area = 2358 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	62.11	-10.29	0.00	2358	122,192

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

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: Interior 1 Story	3250.00	1	3,250

(16) Porches

CSEP (1 Story), Standard	24.05	264	6,349
WCP (1 Story), Standard	19.69	268	5,277
WPP, Standard	11.38	172	1,957

(16) Deck/Balcony

Treated Wood, Standard	6.51	348	2,265
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(17) Garages

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

Base Cost	19.20	576	11,059
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 220,402

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 143,261
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 193,403

2017 Est. T.C.V. 009-220-007-00 = 278,161

Est. TCV/Total Floor Area = 117.96, Most recent sale 12/31/1988 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
133,600	133,600	133,600	75,983	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,500	0	683	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
139,100	139,100	139,100	76,666	76,666	76,666	

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12:24 PM

009-220-008-00 2017 Est. T.C.V. DOHM JOHN P
 Property Class: 401 860 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	86.00	173.00	0.8271	1.0000	1100	100		78,245
86 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								78,245

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 1968

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	60.66	-10.53	0.00	972	48,726

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

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

Treated Wood,Standard	6.81	192	1,308
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(16) Breezeways

Frame Wall,Finished	27.25	16	436
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(17) Garages

Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)							
Base Cost	19.75	400	7,900				

County Multiplier = 1.42 => Cost New = 91,363

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 54,818
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 71,263

2017 Est. T.C.V. 009-220-008-00 = 150,119
 Est. TCV/Total Floor Area = 154.44

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,400	75,400	75,400	54,349	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	489	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
75,100	75,100	75,100	54,838	54,838	0	

12:24 PM

009-220-009-00	2017 Est. T.C.V.	EVANS THOMAS E & SILVIA A
Property Class: 401		850 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	84.00	171.00	0.8340	1.0000	1100	100		77,057
84 Actual Front Feet, 0.33 Total Acres					Total Est.		Land Value =	77,057

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	200	0	0
Shed: Wood Frame	11.06	1.00	120	50	663

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					2,088

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+10 Blt 1999

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1814 SF Floor Area = 1814 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Brick	Crawl Space	75.01	-9.17	2.11	1814	123,261

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Brick Veneer	8.25	1312	10,824

(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

CGEP (1 Story), Standard	31.02	234	7,259
CCP (1 Story), Standard	28.78	108	3,108

(16) Deck/Balcony

Treated Wood,Standard	6.47	378	2,446
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County Multiplier = 1.38 => Cost New = 214,673

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 193,205
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 260,827

2017 Est. T.C.V. 009-220-009-00 = 339,972

Est. TCV/Total Floor Area = 187.42, Most recent sale 01/01/1997 for 76,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
161,500	161,500	161,500	105,862	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,500	0	952	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
170,000	170,000	170,000	106,814	106,814	0	

009-220-010-00 2017 Est. T.C.V. HALLGREN DAN E & SHIRLEY J (TRUST)
 Property Class: 401 840 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	84.00	191.00	0.8340	1.0000	1100	100		77,057
84 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =								77,057

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	80	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1964

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1389 SF Floor Area = 1389 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	61.66	-10.44	0.00	1000	51,220
1	Story Block	Slab	61.66	-10.44	0.00	389	19,925

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	28.64	296	8,477
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(16) Deck/Balcony

Treated Wood, Standard	13.06	32	418
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(17) Garages

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

Base Cost	19.65	480	9,432
Mechanical Doors	350.00	1	350

County Multiplier = 1.42 => Cost New = 140,735

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 91,478
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 123,495

2017 Est. T.C.V. 009-220-010-00 = 201,027

Est. TCV/Total Floor Area = 144.73, Most recent sale 10/01/1999 for 103,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
97,200	97,200	97,200	84,756	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,300	0	0	762	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
100,500	100,500	100,500	85,518	85,518	0

009-220-011-00	2017 Est. T.C.V.	BRISTOW NORMAN S & SALLY A TRUSTEES
Property Class: 401		830 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	84.00	240.00	0.8340	1.0000	1100	100		77,057
84 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =								77,057

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	232	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1068 SF Floor Area = 1068 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	66.42	-9.61	0.00	768	43,630
1	Story Siding	Crawl Space	66.42	-9.61	0.00	300	17,043

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
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Porches

CGEP (1 Story), Standard	30.71	240	7,370
WPP, Standard	12.43	138	1,715
WPP, Standard	16.32	73	1,191

(17) Garages

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

Base Cost	16.54	660	10,916
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 125,412

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 81,518
ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 110,049

2017 Est. T.C.V. 009-220-011-00 = 187,581

Est. TCV/Total Floor Area = 175.64, Most recent sale 10/01/1995 for 77,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
91,400	91,400	91,400	72,059	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,400	0	0	648	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
93,800	93,800	93,800	72,707	72,707	0

009-220-012-00	2017 Est. T.C.V.	LOWES PENNY L & MCMIN DEAN R
Property Class: 401		820 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	84.00	304.00	0.8340	1.0000	1100	100		77,057
84 Actual Front Feet, 0.59 Total Acres				Total Est. Land Value =				77,057

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	120	0	0
D/W/P: Patio Blocks	8.13	1.00	48	0	0

Residential Local Cost Land Improvements

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

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 1152 SF Floor Area = 1152 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	62.23	-10.88	0.00	1152	59,155

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

WGEP (1 Story), Standard	28.95	262	7,585
WCP (1 Story), Standard	23.55	160	3,768

(16) Deck/Balcony

Treated Wood, Standard	7.53	144	1,084
Treated Wood, Standard	16.98	20	340
Treated Wood, Standard	16.98	20	340
Treated Wood, Standard	12.43	36	447

(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 = 122,734

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 79,777

Separately Depreciated Items:

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)	3.97	150	596
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County Multiplier = 1.38 => Cost New = 822

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 781

Total Depreciated Cost = 80,558

Parcel Number: 009-220-012-00

Page: 2

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 108,753

2017 Est. T.C.V. 009-220-012-00 = 186,285

Est. TCV/Total Floor Area = 161.71, Most recent sale 11/05/2013 for 150,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
83,800	83,800	83,800	81,684	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
7,600	1,700	0	7,600	735	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
93,100	93,100	93,100	90,019	90,019	0	

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009-240-001-00	2017 Est. T.C.V.	LOONEY SELWYN & DIANA
Property Class: 402		S RIVERVIEW DR
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
188 Actual Front Feet, 1.24 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-240-001-00 = 5,000

Est. TCV/Total Floor Area = 4.34

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	2,544	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	0	-44	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	2,566	2,500	0	

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009-240-002-00 2017 Est. T.C.V. LOONEY DIANA
 Property Class: 401 5119 S RIVERVIEW DR
 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 F> SITE		\$10000			10000	100		10,000
180 Actual Front Feet, 1.05 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
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 1981

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1360 SF Floor Area = 1760 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.75	-9.01	0.00	960	52,550
2	Story Siding	Slab	100.78	-11.04	0.00	400	35,896

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	31.12	80	2,490
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(16) Deck/Balcony

Treated Wood, Standard	12.43	36	447
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(17) Garages

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

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

County Multiplier = 1.38 => Cost New = 147,541

Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 107,705
 ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 = 102,319

2017 Est. T.C.V. 009-240-002-00 = 114,669

Est. TCV/Total Floor Area = 65.15

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
54,300	54,300	54,300	45,551	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	409	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
57,300	57,300	57,300	45,960	45,960	45,960

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009-240-003-00	2017 Est. T.C.V.	WEBSTER GENE L & MAXINE E
Property Class: 401		5155 S RIVERVIEW DR
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 F> SITE		\$10000			10000	100		10,000
145 Actual Front Feet, 0.89 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	300	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	1000	0	0
D/W/P: Crushed Rock	1.24	1.00	300	0	0
Shed: Wood Frame	9.83	1.00	192	98	1,849
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					4,224

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 1980

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1288 SF Floor Area = 1792 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	85.96	0.00	0.00	1008	86,648
1	Story Siding	Crawl Space	67.49	-9.60	0.00	280	16,209

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

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	22.01	210	4,622
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(16) Deck/Balcony

Treated Wood, Standard	6.93	224	1,552
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	22.80	400	9,120
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.71	1920	18,643
Mechanical Doors	350.00	4	1,400

County Multiplier = 1.38 => Cost New = 201,762

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 141,234
ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 = 134,172

2017 Est. T.C.V. 009-240-003-00 = 148,396

Est. TCV/Total Floor Area = 82.81

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
70,200	70,200	70,200	59,002	0.90

Parcel Number: 009-240-003-00

Page: 2

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,000	0	0	531	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	74,200	74,200	74,200	59,533	59,533	59,533

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009-240-004-00	2017 Est. T.C.V.	MARTENS RANDALL & GAIL
Property Class: 401		5191 S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

		* Factors *	IRR			
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value F> SITE	\$10000				10000 100	10,000
149 Actual Front Feet, 2.70 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	1250	0	0
D/W/P: 3.5 Concrete	3.44	1.00	300	0	0
D/W/P: Patio Blocks	8.13	1.00	150	0	0
D/W/P: Asphalt Paving	1.61	1.00	3700	0	0
Shed: Wood Frame	9.78	1.00	195	50	953

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					5,703

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1346 SF Floor Area = 1346 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.86	0.00	1.92	1346	88,540

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

Basement Recreation Finish	11.45	390	4,466
Walk out Basement Door(s)	775.00	1	775

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(13) Plumbing

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

(14) Water/Sewer

Well, 100 Feet	2700.00	2	5,400
1000 Gal Septic	3085.00	1	3,085

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	54.99	24	1,320
WPP, Standard	8.81	358	3,154

(16) Deck/Balcony

Roof Cover Only, Standard	10.20	233	2,377
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	23.35	540	12,609
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	12.54	768	9,631
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 189,137

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 170,223

Parcel Number: 009-240-004-00

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ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 = 161,712

2017 Est. T.C.V. 009-240-004-00 = 177,415

Est. TCV/Total Floor Area = 131.81, Most recent sale 09/25/2015 for 182,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
83,900	83,900	83,900	83,900	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,800	0	0	755	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
88,700	88,700	88,700	84,655	84,655	84,655	

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009-240-005-00	2017 Est. T.C.V.	COLES LAWRENCE P & SHARON P
Property Class: 401		5197 S RIVERVIEW DR
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 F> SITE		\$10000			10000	100		10,000
159 Actual Front Feet, 1.34 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+10 Blt 1980

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 945 SF Floor Area = 1418 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	95.19	0.00	0.00	945	89,955

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Living Finish	17.25	500	8,625
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(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	7.13	192	1,369
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(16) Breezeways

Frame Wall,Finished	27.75	135	3,746
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	21.75	440	9,570
Common Wall: 1/2 Wall	-650.00	1	-650
Mechanical Doors	350.00	1	350
Class:CD Exterior: Pole Foundation: 42 Inch (Unfinished)			
Base Cost	10.46	1200	12,552
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 197,342

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 148,007
 ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 = 140,606

2017 Est. T.C.V. 009-240-005-00 = 151,556

Est. TCV/Total Floor Area = 106.88

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
71,600	71,600	71,600	60,123	0.90

Parcel Number: 009-240-005-00

Page: 2

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,200	0	0	541	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	75,800	75,800	75,800	60,664	60,664	60,664

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009-240-006-00 2017 Est. T.C.V. DISCHER THOMAS A
 Property Class: 401 5203 S RIVERVIEW DR
 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 F> SITE		\$10000			10000	100		10,000
165 Actual Front Feet, 1.28 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	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 1984

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1304 SF Floor Area = 1544 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	67.36	0.00	0.00	624	42,033
2	Story Siding	Crawl Space	106.50	-9.57	0.00	240	23,263
1	Story Siding	Overhang	37.27	0.00	0.00	440	16,399

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

Basement Recreation Finish	11.45	600	6,870
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	31.93	80	2,554
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(16) Deck/Balcony

Treated Wood,Standard	6.47	384	2,484
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(17) Garages

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

Base Cost	21.75	440	9,570
Common Wall: 1.5 Wall	-1925.00	1	-1,925
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 153,640

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 115,230
 ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 = 109,469

2017 Est. T.C.V. 009-240-006-00 = 120,409

Est. TCV/Total Floor Area = 77.99

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
56,900	56,900	56,900	55,741	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,300	0	0	501	0	0

Parcel Number: 009-240-006-00

Page: 2

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
60,200	60,200	60,200	56,242	56,242	56,242

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009-240-007-00 2017 Est. T.C.V. DUDDLES WILLIAM T & MARY ANN
 Property Class: 401 5209 S RIVERVIEW DR
 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 F> SITE		\$10000			10000	100		10,000
165 Actual Front Feet, 1.29 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	720	0	0
D/W/P: Asphalt Paving	1.51	1.00	1050	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 1974

(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 Basement 56.95 0.00 0.00 1248 71,074

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish
 Basement Recreation Finish 11.25 624 7,020
 Walk out Basement Door(s) 700.00 1 700

(13) Plumbing **Draft Record Card - Printed before March Board of Review**
 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

(16) Deck/Balcony
 Treated Wood,Standard 8.47 80 678
 Treated Wood,Standard 6.29 320 2,013

(17) Garages
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 14.60 936 13,666
 Common Wall: 1 Wall -1225.00 1 -1,225
 Mechanical Doors 350.00 2 700

County Multiplier = 1.38 => Cost New = 142,298

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 99,609
 ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 = 94,628

2017 Est. T.C.V. 009-240-007-00 = 106,053

Est. TCV/Total Floor Area = 84.98

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
50,200	50,200	50,200	42,085	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	378	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
53,000	53,000	53,000	42,463	42,463	42,463

Draft Record Card - Printed before March Board of Review

009-240-008-00	2017 Est. T.C.V.	DUDDLES WILLIAM T & MARY ANN
Property Class: 402		S RIVERVIEW DR
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 F> SITE		\$10000			10000	100		10,000
165 Actual Front Feet, 1.35		Total Acres			Total Est.		Land Value =	10,000

2017 Est. T.C.V. 009-240-008-00 = 10,000

Est. TCV/Total Floor Area = 8.01

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
5,000	5,000	5,000	2,544	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	22	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	2,566	2,566	0

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009-240-009-00 2017 Est. T.C.V. WUCKER JOHN & HELENA
 Property Class: 401 5221 S RIVERVIEW DR
 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 F> SITE		\$10000			10000	100		10,000
165 Actual Front Feet, 1.40 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.61	1.00	64	86	694
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 =					1,664

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+10 Blt 1995

(11) Heating System: Forced Hot Water
 Ground Area = Size for Rates = 1204 SF Floor Area = 1204 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Basement 71.49 0.00 1.22 1204 87,543

Other Additions/Adjustments Rate Size Cost

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

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

Draft Record Card Printed before March Board of Review

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

(16) Porches
 CPP, Standard 15.50 100 1,550

(16) Deck/Balcony
 Treated Wood,Standard 8.30 100 830

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Finished)
 Base Cost 22.53 584 13,158
 Common Wall: 1 Wall -1300.00 1 -1,300
 Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 155,961

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 132,567
 ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 = 125,939

2017 Est. T.C.V. 009-240-009-00 = 137,603
 Est. TCV/Total Floor Area = 114.29, Most recent sale 07/01/1995 for 4,300

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
65,100	65,100	65,100	54,620	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,700	0	0	491	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,800	68,800	68,800	55,111	55,111	55,111

009-240-011-00	2017 Est. T.C.V.	PALMER DENNIS & CYNTHIA R
Property Class: 401		5233 S RIVERVIEW DR
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 F> SITE	\$10000		10000	100	100			10,000
<Site Value F> SITE	\$10000		10000	100	100			10,000
450 Actual Front Feet, 3.64 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	616	0	0
D/W/P: Asphalt Paving	1.61	1.00	240	0	0
Fencing: Wd, Split, 2 Rail	8.01	1.00	40	0	0
Shed: Wood Frame	10.55	1.00	150	94	1,487
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					3,862

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

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1264 SF Floor Area = 1264 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	64.49	0.00	1.11	1008	66,125
1	Story Siding	Crawl Space	64.49	-9.18	1.11	256	14,444

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish **Draft Record Card - Printed before March Board of Review**
Basement Living Finish 17.25 144 2,484

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	28.48	104	2,962
WCP (1 Story), Standard	35.22	58	2,043

(16) Deck/Balcony

Treated Wood, Standard	7.16	189	1,353
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	17.84	672	11,988
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	19.20	576	11,059
Automatic Doors	375.00	2	750
Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)			
Base Cost	13.58	649	8,813
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 181,479

Parcel Number: 009-240-011-00

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 127,035
ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 = 120,683

2017 Est. T.C.V. 009-240-011-00 = 144,545

Est. TCV/Total Floor Area = 114.36

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
68,700	68,700	68,700	57,270	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	0	515	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
72,300	72,300	72,300	57,785	57,785	57,785	

Draft Record Card - Printed before March Board of Review

009-240-012-00	2017 Est. T.C.V.	WILLETT LORI J
Property Class: 401		5080 S RIVERVIEW DR
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
180 Actual Front Feet, 1.09 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: Asphalt Paving	1.61	1.00	720	0	0
D/W/P: 3.5 Concrete	3.44	1.00	129	0	0
Shed: Wood Frame	12.75	1.00	60	94	719

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 =					1,669

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1684 SF Floor Area = 1684 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	61.73	0.00	0.00	1070	66,051
1	Story Siding	Crawl Space	61.73	-8.51	0.00	614	32,677

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

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	7.53	144	1,084
Treated Wood,Standard	12.75	34	434

(17) Garages

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

Base Cost	23.68	371	8,785
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

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

Base Cost	22.89	397	9,087
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 176,093

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 149,679

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 = 142,195

2017 Est. T.C.V. 009-240-012-00 = 148,864

Est. TCV/Total Floor Area = 88.40

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
71,200	71,200	71,200	61,142	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

Parcel Number: 009-240-012-00

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0	3,200	0	0	550	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
74,400	74,400	74,400	61,692	61,692	61,692

Draft Record Card - Printed before March Board of Review

009-240-013-00 2017 Est. T.C.V. WILKERSON DJUNA ESTELL
 Property Class: 401 5120 S RIVERVIEW DR
 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
168 Actual Front Feet, 1.04 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	1900	0	0
D/W/P: 3.5 Concrete	3.44	1.00	500	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.5	95	3,563
Total Estimated Land Improvements True Cash Value =					3,563

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+5 Blt 1999

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1168 SF Floor Area = 1460 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.25 Story Siding Crawl Space 78.91 -9.85 0.00 1168 80,662

Other Additions/Adjustments Rate Size Cost

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

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

Draft Record Card - Printed before March Board of Review

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

(16) Porches
 CPP, Standard 25.52 32 817

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

(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 = 145,787

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 131,208
 ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 = 124,648

2017 Est. T.C.V. 009-240-013-00 = 133,211
 Est. TCV/Total Floor Area = 91.24, Most recent sale 07/14/2006 for 132,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
63,900	63,900	63,900	55,129	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,700	0	0	496	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
66,600	66,600	66,600	55,625	55,625	55,625

009-240-014-00 2017 Est. T.C.V. HILLS CAITLIN
 Property Class: 401 5156 S RIVERVIEW DR
 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
165 Actual Front Feet, 0.97 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 1S Cls CD Blt 1985

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

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

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(16) Porches
 WPP, Standard 24.34 30 730

(16) Deck/Balcony
 Treated Wood, Standard 12.81 30 384

(17) Garages
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 20.05 480 9,624
 Common Wall: 1 Wall -1225.00 1 -1,225
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 109,519

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 82,139
 ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 = 78,033

2017 Est. T.C.V. 009-240-014-00 = 83,841

Est. TCV/Total Floor Area = 79.39, Most recent sale 08/12/2016 for 85,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,600	40,600	40,600	35,054	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	6,846	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,900	41,900	41,900	35,369	41,900	41,900

009-240-015-00	2017 Est. T.C.V.	JACKSON GERALD M & PEGGY A
Property Class: 402		S RIVERVIEW DR
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 F> SITE		\$10000			10000	100		10,000
165 Actual Front Feet, 1.79 Total Acres							Total Est. Land Value =	10,000

2017 Est. T.C.V. 009-240-015-00	=	10,000			
Est. TCV/Total Floor Area = 9.47, Most recent sale 05/01/1996 for 5,500					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
5,000	5,000	5,000	2,544	0.90	
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	22	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	2,566	2,566	0

Draft Record Card - Printed before March Board of Review

009-240-016-00	2017 Est. T.C.V.	KLINE HAMILTON TRUST
Property Class: 401		5200 S RIVERVIEW DR
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 F> SITE		\$10000			10000	100		10,000
165 Actual Front Feet, 1.66 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	112	0	0
D/W/P: Asphalt Paving	1.61	1.00	850	0	0
Shed: Wood Frame	12.07	1.00	80	71	686

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 =					1,636

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1990

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1672 SF Floor Area = 1672 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.70	0.00	0.00	1672	98,146

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

Basement Living Finish	17.25	600	10,350
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(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	22.13	40	885
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(16) Deck/Balcony

Treated Wood, Standard	8.40	96	806
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(17) Garages

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

Base Cost	17.84	672	11,988
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 184,142

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 138,107

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 = 131,201

2017 Est. T.C.V. 009-240-016-00 = 142,837

Est. TCV/Total Floor Area = 85.43, Most recent sale 10/16/2015 for 136,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
67,500	67,500	67,500	67,500	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
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Parcel Number: 009-240-016-00

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0	3,900	0	0	607	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
71,400	71,400	71,400	68,107	68,107	68,107

Draft Record Card - Printed before March Board of Review

009-240-017-00	2017 Est. T.C.V.	MCPHERSON RUDY A & JOYCE A
Property Class: 401		5206 S RIVERVIEW DR
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 F> SITE		\$10000			10000	100		10,000
165 Actual Front Feet, 1.53 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	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 Blt 1993

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

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	43.98	0.00	0.00	1680	73,886

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

Draft Record Card - Printed before March Board of Review

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	6.11	298	1,821
Treated Wood,Standard	9.40	50	470

(17) Garages

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

Base Cost	13.84	952	13,176
Common Wall: 1 Wall	-1175.00	1	-1,175
Automatic Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 132,801

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = 114,209
ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.700 => TCV of Bldg: 1 = 79,946

2017 Est. T.C.V. 009-240-017-00 = 90,916
Est. TCV/Total Floor Area = 54.12

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,500	39,500	39,500	35,258	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,000	0	317	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,500	45,500	45,500	35,575	35,575	35,575	

009-240-018-00	2017 Est. T.C.V.	RADEN BILLIE SUE
Property Class: 401		5212 S RIVERVIEW DR
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 F> SITE		\$10000			10000	100		10,000
165 Actual Front Feet,	1.41	Total Acres			Total Est. Land Value =			10,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	94	940
Total Estimated Land Improvements True Cash Value =					940

Cost Est. for Res. Bldg: 1 Single Family 2S Cls CD Blt 2001

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 894 SF Floor Area = 1788 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	95.23	0.00	0.00	894	85,136

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WCP (1 Story), Standard	22.52	162	3,648
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(17) Garages

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

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

County Multiplier = 1.38 => Cost New = 149,076

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 126,715

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 = 120,379

2017 Est. T.C.V. 009-240-018-00 = 131,319

Est. TCV/Total Floor Area = 73.44, Most recent sale 07/07/2011 for 134,683

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
62,100	62,100	62,100	52,072	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	468	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
65,700	65,700	65,700	52,540	52,540	52,540

009-240-019-00 2017 Est. T.C.V. GALLUP ROBERT
 Property Class: 402 S RIVERVIEW DR
 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 F> SITE		\$10000			10000	100		10,000
157 Actual Front Feet, 1.40		Total Acres			Total Est.		Land Value =	10,000

2017 Est. T.C.V. 009-240-019-00	=	10,000			
Est. TCV/Total Floor Area =	5.59, Most recent sale 02/01/2001 for	6,250			
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
5,000	5,000	5,000	2,544	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	22	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	2,566	2,566	0

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009-240-020-00 2017 Est. T.C.V. MALLERY KAY FRANCES
 Property Class: 401 5224 S RIVERVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
CLAM RIV 60/FF	53.00	55.00	1.0000	1.0000	60	100		3,180
212 Actual Front Feet, 1.80 Total Acres Total Est. Land Value =								18,180

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	200	71	488
Total Estimated Land Improvements True Cash Value =					488

Cost Est. for Res. Bldg: 1 Single Family 1S C1s C+10 Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1120 SF Floor Area = 1120 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	72.44	0.00	0.00	1120	81,133

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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(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

County Multiplier = 1.38 => Cost New = 136,810

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 97,135
 ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 = 92,278

2017 Est. T.C.V. 009-240-020-00 = 110,946

Est. TCV/Total Floor Area = 99.06

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,700	52,700	52,700	44,532	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	400	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,500	55,500	55,500	44,932	44,932	44,932	

009-240-022-00 2017 Est. T.C.V. HAMILTON LUKE D & HAMILTON MARY E
 Property Class: 401 5250 S RIVERVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CLAM RIV 60/FF	200.00	304.00	1.0000	1.0000	60	100		12,000
<Site Value A> CLAM RIVER 15K					15000	100		15,000
310 Actual Front Feet, 2.16 Total Acres Total Est. Land Value =								27,000

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	71	1,407
Total Estimated Land Improvements True Cash Value =					1,407

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 994 SF Floor Area = 1535 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Tri-Level	Siding	Crawl Space	83.37	-4.90	0.00	994	77,999
1	Story Siding	Overhang	39.05	0.00	0.00	44	1,718

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 CCP (1 Story), Standard 34.76 64 2,225

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 21.37 458 9,787
 Common Wall: 1 Wall -1300.00 1 -1,300

County Multiplier = 1.38 => Cost New = 136,467

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 96,892
 ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 = 92,047

2017 Est. T.C.V. 009-240-022-00 = 120,454
 Est. TCV/Total Floor Area = 78.47

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
57,500	57,500	57,500	48,608	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,700	0	0	437	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
60,200	60,200	60,200	49,045	49,045	49,045

009-240-023-00	2017 Est. T.C.V.	GALLUP HAROLD & ELIZABETH TRUSTEES
Property Class: 402		S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
173 Actual Front Feet, 1.03 Total Acres							Total Est. Land Value =	15,000

2017 Est. T.C.V. 009-240-023-00	=	15,000			
Est. TCV/Total Floor Area = 9.77, Most recent sale 05/11/2005 for 25,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,500	7,500	7,500	2,720	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	24	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,500	7,500	7,500	2,744	2,744	0

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009-240-024-00	2017 Est. T.C.V.	GALLUP HAROLD O & ELIZABETH B
Property Class: 401		5310 S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CLAM RIV 60/FF	267.00	247.00	1.0000	1.0000	60	100		16,020
267 Actual Front Feet, 1.51 Total Acres								Total Est. Land Value = 16,020

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	9.29	1.00	80	71	528
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 =					1,478

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1168 SF Floor Area = 1168 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Brick	Crawl Space	73.73	-9.38	0.00	1168	75,161

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) Porches

CCP (1 Story), Standard	49.04	32	1,569
CGEP (1 Story), Standard	34.43	180	6,197

(16) Deck/Balcony

Treated Wood, Standard	8.82	80	706
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(17) Garages

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

Base Cost	21.50	600	12,900
Common Wall: 1 Wall	-2275.00	1	-2,275
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 143,993

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 102,235
ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 = 97,124

2017 Est. T.C.V. 009-240-024-00 = 114,622

Est. TCV/Total Floor Area = 98.14

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
54,400	54,400	54,400	46,264	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,900	0	0	416	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
57,300	57,300	57,300	46,680	46,680	46,680

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009-240-025-00	2017 Est. T.C.V.	GALLUP ROBERT & JUANITA &
Property Class: 401		5330 S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CLAM RIV 60/FF	200.00	496.00	1.0000	1.0000	60	100		12,000
<Site Value A> CLAM RIVER 15K					15000	100		15,000
616 Actual Front Feet, 7.01 Total Acres Total Est. Land Value =								27,000

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 C Blt 2004

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1152 SF Floor Area = 1152 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	65.51	0.00	0.00	1152	75,468

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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(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 = 133,700

Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 124,341

Separately Depreciated Items:

(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= 95/100/100/100/95.0,			Depr.Cost = 1,422

Total Depreciated Cost = 125,763

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 = 119,474

2017 Est. T.C.V. 009-240-025-00 = 147,424

Est. TCV/Total Floor Area = 127.97

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
70,200	70,200	70,200	59,308	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,500	0	533	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
73,700	73,700	73,700	59,841	59,841	59,841	

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009-240-026-00 2017 Est. T.C.V. FOX ANTHONY & WOLVERTON TAMI
 Property Class: 402 5344 S RIVERVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CLAM RIV 60/FF	161.32	1134.09	1.0000	1.0000	60	100		9,679
<Site Value A> CLAM RIVER 15K					15000	100		15,000
161 Actual Front Feet, 4.20 Total Acres Total Est. Land Value =								24,679

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	60	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 2015

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1982 SF Floor Area = 1982 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.40	0.00	2.01	1982	129,643

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	11.45	868	9,939
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

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(14) Water/Sewer

Well, 100 Feet	2700.00	1	2,700
2000 Gal Septic	5000.00	1	5,000

(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

(16) Porches

CCP (1 Story), Standard	33.50	70	2,345
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(17) Garages

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

Base Cost	16.33	802	13,097
Common Wall: 2 Wall	-2575.00	1	-2,575
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 235,073

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 232,722
 ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 = 221,086

2017 Est. T.C.V. 009-240-026-00 = 246,240

Est. TCV/Total Floor Area = 124.24, Most recent sale 03/23/2015 for 28,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
116,500	116,500	116,500	116,500	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,600	0	0	1,048	0	

Parcel Number: 009-240-026-00

Page: 2

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
123,100	123,100	123,100	117,548	117,548	117,548

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009-240-027-00 2017 Est. T.C.V. NEWELL LYNN & EILEEN
 Property Class: 402 S RIVERVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CLAM RIV 60/FF	167.00	315.00	1.0000	1.0000	60	100		10,020
167 Actual Front Feet, 1.21 Total Acres							Total Est. Land Value =	10,020

2017 Est. T.C.V. 009-240-027-00 = 10,020

Est. TCV/Total Floor Area = 5.06

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
5,000	5,000	5,000	4,206	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	37	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	4,243	4,243	4,243

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009-240-028-00 2017 Est. T.C.V. NEWELL LYNN C
 Property Class: 402 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CLAM RIV 60/FF	165.00	312.00	1.0000	1.0000	60	100		9,900
165 Actual Front Feet, 1.18 Total Acres Total Est. Land Value =								9,900

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.3	95	285
Total Estimated Land Improvements True Cash Value =					285

2017 Est. T.C.V. 009-240-028-00 = 10,185

Est. TCV/Total Floor Area = 5.14

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
5,100	5,100	5,100	4,094	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
5,100	5,100	5,100	4,130	4,130	4,130

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009-240-029-00 2017 Est. T.C.V. NEWELL LYNN C
 Property Class: 401 5383 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CLAM RIV 60/FF	165.00	309.00	1.0000	1.0000	60	100		9,900
165 Actual Front Feet, 1.17 Total Acres Total Est. Land Value =								9,900

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	420	0	0
D/W/P: Crushed Rock	1.24	1.00	75	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1985

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1171 SF Floor Area = 1171 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	62.05	0.00	0.00	1171	72,661

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

(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	25.38	142	3,604
WGEP (1 Story), Standard	27.05	325	8,791
WPP, Standard	15.29	90	1,376

(16) Deck/Balcony

Treated Wood, Standard	6.92	226	1,564
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(17) Garages

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

Base Cost	17.28	720	12,442
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 153,487

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 115,115

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	1171	13,408
County Multiplier = 1.38 =>		Cost New =	18,503
Phy/Ab.Phy/Func/Econ/Comb.%Good= 25/100/100/100/25.0,		Depr.Cost =	4,626

Parcel Number: 009-240-029-00

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		Total Depreciated Cost =		119,741	
ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 =				113,754	
2017 Est. T.C.V. 009-240-029-00				= 125,079	
Est. TCV/Total Floor Area = 106.81					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
59,200	59,200	59,200	48,662	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,300	0	0	437	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
62,500	62,500	62,500	49,099	49,099	49,099

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009-240-030-00 2017 Est. T.C.V. NEWELL LYNN C
 Property Class: 401 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CLAM RIV 60/FF	165.00	307.00	1.0000	1.0000	60	100		9,900
165 Actual Front Feet, 1.16 Total Acres Total Est. Land Value =								9,900

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.11	1.00	68	94	710
Total Estimated Land Improvements True Cash Value =					710

Ag. Bld 1 0, 4 Wall Barn, General Purpose Class:D,Pole Quality:Average
 Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:
 Rate Height-%Adj Perim.-%Adj Heat-Adj Size CountyMult. Cost New
 14.15 1.154 1.127 0.00 960 1.38 24,380
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 13,409
 ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.900 => TCV of Bldg: 1 = 12,068

Total Estimated True Cash Value of Agricultural Buildings = 12,068

2017 Est. T.C.V. 009-240-030-00 = 22,678
 Est. TCV/Total Floor Area = 19.37
 2016 Assessed MBOR S.E.V. Base for Cap C.P.I.
 11,300 11,300 11,300 4,094 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
 11,300 11,300 11,300 4,130 4,130 4,130

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009-240-031-00 2017 Est. T.C.V. WEBSTER GENE L & MAXINE E
 Property Class: 402 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CLAM RIV 60/FF	165.00	1227.60	1.0000	1.0000	60	100		9,900
<Site Value A> CLAM RIVER 15K					15000	100		15,000
165 Actual Front Feet, 4.65 Total Acres Total Est. Land Value =								24,900

2017 Est. T.C.V. 009-240-031-00 = 24,900

Est. TCV/Total Floor Area = 21.26

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,500	12,500	12,500	10,726	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	96	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,500	12,500	12,500	10,822	10,822	0	

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009-250-001-00 2017 Est. T.C.V. GUNNERSON MATTHEW
 Property Class: 401 9970 W LOTAN 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
GROUP A 30/FF	104.00	502.00	1.0000	1.0000	30	100		3,120
104 Actual Front Feet, 1.20 Total Acres Total Est. Land Value =								3,120

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	33.99	-0.79	-5	780	24,570

Other Additions/Adjustments	Rate	Size	Cost
Free Standing Roof	4.35	1541	6,703

(2) Skirting
 Metal Enamel 5.60 158 885

(9) Foundation
 Foundation Wall: Concrete 7.28 0 0

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

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

(15) Built-Ins & Fireplaces
 Appliance Allowance 1,235.00 1 1,235

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(16) Porches
 WPP, Standard 14.32 84 1,203
 WPP, Standard 13.98 91 1,272

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

(17) Garages
 Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 9.86 910 8,973
 Automatic Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 70,495

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 24,673
 ECF (409 - RURAL SUBS) 0.500 => TCV of Bldg: 1 = 12,337

2017 Est. T.C.V. 009-250-001-00 = 15,457

Est. TCV/Total Floor Area = 19.82, Most recent sale 09/02/2011 for 14,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
8,800	8,800	8,800	7,630	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,100		0	0	68	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,700	7,700	7,700	7,698	7,698	0

009-250-002-00	2017 Est. T.C.V.	GUNNERSON MATTHEW A
Property Class: 402		S LA CHANCE RD
Map #:	LAKE TOWNSHIP	,

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 30/FF	110.00	502.00	1.0000	1.0000	30	100		3,300
110 Actual Front Feet, 1.27 Total Acres							Total Est. Land Value =	3,300

2017 Est. T.C.V. 009-250-002-00 = 3,300

Est. TCV/Total Floor Area = 4.23, Most recent sale 10/31/2008 for 100

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,200	2,200	2,200		2,066	0.90	
2017 New Eq. Adjustment		Loss		Additions	Tax Adjustment	Losses
0	-500	0		0	-366	0
2017 Assessed	MBOR	S.E.V.		Capped	->Taxable<-	PRE/MBT
1,700	1,700	1,700		2,084	1,700	0

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009-250-003-00 2017 Est. T.C.V. GUNNERSON MATTHEW A
 Property Class: 401 3643 S LA CHANCE 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
GROUP A 30/FF	110.00	502.00	1.0000	1.0000	30	100		3,300
110 Actual Front Feet, 1.27 Total Acres Total Est. Land Value =								3,300

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 980 SF Floor Area = 980 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	48.70	-12.28	0.66	980	36,338

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	9.68	48	465
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(17) Garages

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

Base Cost	15,300	768	11,750
Mechanical Doors	325.00	2	650

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County Multiplier = 1.38 => Cost New = 77,430

Notes: HUD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 54,975

Separately Depreciated Items:

(16) Deck/Balcony

Pine w/Roof,Standard	16.50	160	2,640
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County Multiplier = 1.38 => Cost New = 3,643

Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0, Depr.Cost = 2,805

Total Depreciated Cost = 57,780

ECF (409 - RURAL SUBS) 0.650 => TCV of Bldg: 1 = 37,557

2017 Est. T.C.V. 009-250-003-00 = 40,857

Est. TCV/Total Floor Area = 41.69, Most recent sale 04/29/2009 for 28,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,400	19,400	19,400	12,733	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	114	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,400	20,400	20,400	12,847	12,847	0	

009-250-004-00 2017 Est. T.C.V. COLE BUCK
 Property Class: 401 3631 S LA CHANCE 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
GROUP A 30/FF	110.00	503.00	1.0000	1.0000	30	100		3,300
110 Actual Front Feet, 1.27 Total Acres Total Est. Land Value =								3,300

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	720	0	0
Shed: Wood Frame	9.59	1.00	80	50	384
Total Estimated Land Improvements True Cash Value =					384

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

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

Other Additions/Adjustments Rate Size Cost

(9) Foundation
 Foundation Wall: Concrete 7.13 0 0

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

(16) Deck/Balcony
 Treated Wood,Standard 15,57 20 311

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County Multiplier = 1.38 => Cost New = 34,655

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 12,129
 ECF (409 - RURAL SUBS) 0.500 => TCV of Bldg: 1 = 6,065

2017 Est. T.C.V. 009-250-004-00 = 9,749
 Est. TCV/Total Floor Area = 14.77, Most recent sale 08/31/2016 for 5,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
5,700	5,700	5,700	5,332	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-800	0	0	-432	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,900	4,900	4,900	5,379	4,900	0

009-250-005-00 2017 Est. T.C.V. ADKINS BRENDA M
 Property Class: 401 3611 S LA CHANCE 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
GROUP A 30/FF	110.00	503.00	1.0000	1.0000	30	100		3,300
110 Actual Front Feet, 1.27 Total Acres Total Est. Land Value =								3,300

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	550	0	0
Shed: Wood Frame	8.20	1.00	390	50	1,598
Shed: Wood Frame	8.12	1.00	868	50	3,524
Total Estimated Land Improvements True Cash Value =					5,122

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls C Blt 1986

(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	Crawl Space	66.74	-9.68	0.00	1040	59,342

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	7.90	120	948
Roof Cover Only, Standard	11.50	182	2,093

(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 = 115,303

Notes: 1986 FAIRMONT MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 76/100/100/100/76.0, Depr.Cost = 87,630
 ECF (409 - RURAL SUBS) 0.650 => TCV of Bldg: 1 = 56,959

2017 Est. T.C.V. 009-250-005-00 = 65,381

Est. TCV/Total Floor Area = 62.87, Most recent sale 11/01/1994 for 33,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,900	30,900	30,900	22,809	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,800	0	205	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,700	32,700	32,700	23,014	23,014	23,014	

009-250-006-00 2017 Est. T.C.V. GUNNERSON GORDON C
 Property Class: 402 S LA CHANCE RD
 Map #: LAKE TOWNSHIP ,

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 30/FF	252.00	803.81	1.0000	1.0000	30	100		7,560
252 Actual Front Feet, 4.65 Total Acres Total Est. Land Value =								7,560

2017 Est. T.C.V. 009-250-006-00 = 7,560

Est. TCV/Total Floor Area = 7.27

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	2,133	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,200	0	0	19	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,800	3,800	3,800	2,152	2,152	0	

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009-250-006-50 2017 Est. T.C.V. BALDWIN TIMOTHY E
 Property Class: 401 3591 S LA CHANCE 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
250 Actual Front Feet, 1.15 Total Acres					Total Est. Land Value =			5,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.24	1.00	160	46	607
Total Estimated Land Improvements True Cash Value =					607

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

(11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Comp.Shingle	29.68	0.41	0	912	27,442

Other Additions/Adjustments	Rate	Size	Cost
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(2) Skirting			
Metal Enamel	5.43	144	782

(9) Foundation			
Foundation Wall: Concrete	7.13	0	0

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

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(16) Deck/Balcony			
Treated Wood,Standard	8.34	72	600

County Multiplier = 1.38 => Cost New = 45,705

Notes: 1970 MASTERCRAFT MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 15,997
 ECF (409 - RURAL SUBS) 0.500 => TCV of Bldg: 1 = 7,998

2017 Est. T.C.V. 009-250-006-50 = 13,605

Est. TCV/Total Floor Area = 14.92

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,200	8,200	8,200	7,321	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,400	0	0	-521	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,800	6,800	6,800	7,386	6,800	0	

009-250-007-00 2017 Est. T.C.V. RICHARDS BRIAN S
 Property Class: 401 9910 W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.60 Total Acres Total Est. Land Value =								4,500

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 = 1216 SF Floor Area = 1216 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	46.56	-11.59	0.66	1216	43,326

Other Additions/Adjustments Rate Size Cost

(14) Water/Sewer

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

(16) Deck/Balcony

Treated Wood	w/Roof,Standard	16.50		197	3,251
Treated Wood	w/Roof,Standard	16.50		197	3,251

County Multiplier = 1.38 => Cost New = 74,688

Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0, Depr.Cost = 57,510
 ECF (409 - RURAL SUBS) 0.650 => TCV of Bldg: 1 = 37,382

2017 Est. T.C.V. 009-250-007-00 = 41,882

Est. TCV/Total Floor Area = 34.44. Most recent sale 08/25/2008 for 30,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	Draft Record Card - Printed before March Board of Review	
19,400	19,400	19,400	16,100	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	0	144	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,900	20,900	20,900	16,244	16,244	0	

009-250-008-00	2017 Est. T.C.V.	NEREM JEFFREY A
Property Class: 401		9890 W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.71 Total Acres Total Est. Land Value =								4,500

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	310	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

(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
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(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	7.59	120	911
Roof Cover Only,Standard	9.35	288	2,693

(17) Garages

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

Base Cost	9.71	1248	12,118
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County Multiplier = 1.38 => Cost New = 117,811

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 76,577
ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 68,919

2017 Est. T.C.V. 009-250-008-00 = 73,894

Est. TCV/Total Floor Area = 69.98, Most recent sale 12/03/2009 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
36,700	36,700	36,700	33,729	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	303	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
36,900	36,900	36,900	34,032	34,032	34,032

009-250-009-00 2017 Est. T.C.V. LUMBERT WADE
 Property Class: 402 W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.81 Total Acres							Total Est. Land Value =	4,500

2017 Est. T.C.V. 009-250-009-00 = 4,500

Est. TCV/Total Floor Area = 4.26

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,300	2,300	2,300	2,212	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	19	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,300	2,300	2,300	2,231	2,231	0	

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009-250-010-00 2017 Est. T.C.V. LUMBERT WADE
 Property Class: 401 9870 W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.83 Total Acres Total Est. Land Value =								4,500

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

(14) Water/Sewer

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

(17) Garages

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

Base Cost	10.01	1280	12,813
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 24,057

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 20,449

ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 19,426

2017 Est. T.C.V. 009-250-010-00 = 23,926

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,400	11,400	11,400	9,171	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	600	0	82	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,000	12,000	12,000	9,253	9,253	0	

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009-250-011-00 2017 Est. T.C.V. WOOD JACK H & RHONDA L
 Property Class: 401 9850 W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.75 Total Acres							Total Est. Land Value =	4,500

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	200	0	0
Shed: Metal Prefab	7.63	1.00	160	46	562
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 =					1,037

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	57.53	0.00	0.00	1176	67,655

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WPP, Standard	11.96	138	1,650
WPP, Standard	12.79	120	1,535

(16) Deck/Balcony

Treated Wood,Standard	7.59	120	911
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(17) Garages

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

Base Cost	11.48	720	8,266
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 122,623

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 85,836
 ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 77,252

2017 Est. T.C.V. 009-250-011-00 = 82,789

Est. TCV/Total Floor Area = 70.40

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
41,100	41,100	41,100	34,443	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	309	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,400	41,400	41,400	34,752	34,752	34,752

009-250-012-00 2017 Est. T.C.V. WOOD JACK & RHONDA
 Property Class: 401 W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.54 Total Acres Total Est. Land Value =								4,500

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	924	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 GRG Cls D Blt 1997

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

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

(17) Garages
 Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 13,050 480 6,264
 Mechanical Doors 325.00 1 325
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County Multiplier = 1.38 => Cost New = 15,020

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 12,767
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 12,129

2017 Est. T.C.V. 009-250-012-00						=	17,104
Est. TCV/Total Floor Area =	0.00, Most recent sale 03/01/1996 for 15,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
8,200	8,200	8,200	7,559	0.90			
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	400	0	0	68	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
8,600	8,600	8,600	7,627	7,627	0		

009-250-013-00 2017 Est. T.C.V. LOTAN ONE LLC
 Property Class: 401 9790 W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.54 Total Acres Total Est. Land Value =								4,500

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	600	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

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

(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	63.40	0.00	0.00	1040	65,936

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	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

CCP (1 Story), Standard	67.30	16	1,077
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(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 = 115,579

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 86,684
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 82,350

2017 Est. T.C.V. 009-250-013-00 = 87,800
 Est. TCV/Total Floor Area = 84.42

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,500	41,500	41,500	36,583	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	0	329	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,900	43,900	43,900	36,912	36,912	0	

009-250-014-00	2017 Est. T.C.V.	MEYERING SHARON K
Property Class: 402		9790 W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet,	2.36	Total Acres			Total Est.		Land Value =	4,500

2017 Est. T.C.V. 009-250-014-00 = 4,500

Est. TCV/Total Floor Area = 4.33

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,300	2,300	2,300	1,603	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	14	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,300	2,300	2,300	1,617	1,617	0	

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009-250-015-00	2017 Est. T.C.V.	ROMATZ PHILIP E & AMANDA K
Property Class: 401		W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.32 Total Acres Total Est. Land Value =								4,500

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	480	0	0
Fencing: Wd, Solid, 6 ft.	14.18	1.00	25	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 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:D Exterior: Pole Foundation: 18 Inch (Unfinished)

Base Cost	9.30	1200	11,160
Mechanical Doors	325.00	2	650

County Multiplier = 1.38 => **Draft Record Card - Printed before March Board of Review** Cost New = 16,298

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 13,038
ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 12,386

2017 Est. T.C.V. 009-250-015-00	=	17,361				
Est. TCV/Total Floor Area = 0.00, Most recent sale 04/04/2006 for 62,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,300	8,300	8,300	7,246	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	400	0	0	65	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,700	8,700	8,700	7,311	7,311	7,311	

009-250-016-00 2017 Est. T.C.V. ROMATZ PHILIP E & AMANDA K
 Property Class: 401 9730 W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.31 Total Acres Total Est. Land Value =								4,500

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Solid, 6 ft.	15.24	1.00	25	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 1974

(11) Heating System: Wall/Floor Furnace

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	57.31	0.00	-1.63	1200	66,816

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Well, 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

CPP, Standard	13.54	120	1,625
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County Multiplier = 1.38 => Cost New = 106,613

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 69,298
 ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 62,369

2017 Est. T.C.V. 009-250-016-00 = 67,344

Est. TCV/Total Floor Area = 56.12, Most recent sale 07/06/2006 for 86,920

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,400	33,400	33,400	30,265	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	272	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
33,700	33,700	33,700	30,537	30,537	30,537

009-250-017-00 2017 Est. T.C.V. DEWEY BUDDY JAY & TINA MARIE
 Property Class: 402 W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.31 Total Acres Total Est. Land Value =								4,500

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.23	1.00	520	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

2017 Est. T.C.V. 009-250-017-00	=	5,450			
Est. TCV/Total Floor Area =	4.54				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2,700	2,700	2,700	1,603	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	14	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,700	2,700	2,700	1,617	1,617	1,617

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009-250-018-00	2017 Est. T.C.V.	DEWEY BUDDY JAY
Property Class: 401		9690 W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.31 Total Acres Total Est. Land Value =								4,500

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	616	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D Blt 1997

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

Ground Area = Size for Rates = 1848 SF Floor Area = 1848 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	43.29	-7.13	0.00	1848	66,824

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

Treated Wood w/Roof,Standard	36.50	20	730
Treated Wood,Standard	8.34	72	600

(17) Garages

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

Base Cost	23.75	240	5,700
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 113,000

Notes: 1997 REDMAN

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 96,050
ECF (409 - RURAL SUBS) 0.650 => TCV of Bldg: 1 = 62,433

2017 Est. T.C.V. 009-250-018-00 = 67,408

Est. TCV/Total Floor Area = 36.48

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,100	31,100	31,100	27,208	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,600	0	244	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,700	33,700	33,700	27,452	27,452	27,452	

009-250-019-00 2017 Est. T.C.V. MATZNICK DANIEL T & JANINE L
 Property Class: 401 9670 W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.43 Total Acres Total Est. Land Value =								4,500

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.54	1.00	224	50	845
Total Estimated Land Improvements True Cash Value =					845

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D+10 Blt 1975

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1056 SF Floor Area = 1056 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	52.72	-9.13	0.72	1056	46,791

Other Additions/Adjustments

	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	525.00	1	525
(14) Water/Sewer			
Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2720.00	1	2,720

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

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(16) Porches

	Rate	Size	Cost
CPP, Standard	25.55	25	639
CPP, Standard	26.23	24	630
CPP, Standard	20.42	42	858
(16) Deck/Balcony			
Roof Cover Only,Standard	9.35	240	2,244
Treated Wood,Standard	8.08	80	646
Treated Wood,Standard	6.56	192	1,260
Roof Cover Only,Standard	11.05	144	1,591

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

	Base Cost	Size	Cost
Base Cost	16.05	576	9,245
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 96,991

Phy/Ab.Phy/Func/Econ/Comb.%Good= 62/100/100/100/62.0, Depr.Cost = 60,134
 ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 54,121

2017 Est. T.C.V. 009-250-019-00		=	59,466		
Est. TCV/Total Floor Area = 56.31					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
29,500	29,500	29,500	24,744	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	222	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
29,700	29,700	29,700	24,966	24,966	24,966

009-250-020-00	2017 Est. T.C.V.	MATZNICK DANIEL T & JANINE L
Property Class: 402		W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.55 Total Acres							Total Est. Land Value =	4,500

2017 Est. T.C.V.	009-250-020-00	=	4,500		
Est. TCV/Total Floor Area =	4.26, Most recent sale 02/01/1999 for 50,000				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2,300	2,300	2,300	1,603	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	14	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,300	2,300	2,300	1,617	1,617	1,617

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009-250-021-00 2017 Est. T.C.V. PITZ KENNETH E
 Property Class: 401 9630 W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.74 Total Acres Total Est. Land Value =								4,500

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.75	1.00	192	46	773
Total Estimated Land Improvements True Cash Value =					773

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

(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	Basement	59.86	0.00	0.00	480	28,733
1	Story Siding	Crawl Space	59.86	-8.86	0.00	480	24,480

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

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

(16) Porches

CPP, Standard	26.75	25	669
CPP, Standard	26.75	25	669

County Multiplier = 1.38 => Cost New = 84,270

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 58,989
 ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 53,090

2017 Est. T.C.V. 009-250-021-00 = 58,363

Est. TCV/Total Floor Area = 60.79

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,000	29,000	29,000	25,067	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	225	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,200	29,200	29,200	25,292	25,292	25,292	

009-250-022-00 2017 Est. T.C.V. PITZ KENNETH E
 Property Class: 402 W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.96 Total Acres							Total Est. Land Value =	4,500

2017 Est. T.C.V. 009-250-022-00 = 4,500

Est. TCV/Total Floor Area = 4.69

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,300	2,300	2,300	1,603	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	14	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,300	2,300	2,300	1,617	1,617	1,617	

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009-250-023-00 2017 Est. T.C.V. HELMER COREY CHARLES
 Property Class: 401 9610 W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet, 3.17 Total Acres					Total Est. Land Value =			4,500

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	34.56	-0.75	-6	966	30,657

Other Additions/Adjustments Rate Size Cost

(2) Skirting							
Metal Enamel			5.70			166	946

(9) Foundation							
Foundation Wall: Concrete			6.92			0	0

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

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

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

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County Multiplier = 1.38 => Cost New = 51,976
 Notes: 1972 NEW MOON

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 18,192

Separately Depreciated Items:

(16) Deck/Balcony							
Treated Wood,Standard			11.96			32	383
County Multiplier = 1.38 =>							Cost New = 528
Phy/Ab.Phy/Func/Econ/Comb.%Good= 46/100/100/100/46.0,							Depr.Cost = 243

Total Depreciated Cost = 18,434
 ECF (409 - RURAL SUBS) 0.500 => TCV of Bldg: 1 = 9,217

2017 Est. T.C.V. 009-250-023-00 = 13,717

Est. TCV/Total Floor Area = 14.20, Most recent sale 09/16/2011 for 25,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,300	7,300	7,300	6,820	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-400	0	0	61	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,900	6,900	6,900	6,881	6,881	6,881	

009-250-024-00 2017 Est. T.C.V. RICHARDS BRIAN & FOSTER JULIE ANN
 Property Class: 401 9570 W LOTAN 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 F> SITE		\$10000			10000	100		10,000
135 Actual Front Feet, 4.60 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.12	1.00	168	50	766
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
OUTDOOR FURNACE	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					3,141

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1536 SF Floor Area = 1536 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 55.05 -7.82 0.00 1536 72,545

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Deck/Balcony
 Roof Cover Only,Standard 10.50 224 2,352
 Roof Cover Only,Standard 10.50 224 2,352

(17) Garages
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 14.30 432 6,178
 Mechanical Doors 350.00 1 350
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 9.71 1350 13,109
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 147,247

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 103,073
 ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 92,765

2017 Est. T.C.V. 009-250-024-00 = 105,906
 Est. TCV/Total Floor Area = 68.95, Most recent sale 07/26/2005 for 118,556

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
52,600	52,600	52,600	43,614	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	400	0	0	392	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
53,000	53,000	53,000	44,006	44,006	0

009-250-025-00	2017 Est. T.C.V.	RICHARDS BRIAN & FOSTER JULIE ANN
Property Class: 402		W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet,	3.46	Total Acres			Total Est.		Land Value =	4,500

2017 Est. T.C.V.	009-250-025-00	=	4,500
Est. TCV/Total Floor Area =	2.93,	Most recent sale 12/15/2003 for	4,700

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
2,300	2,300	2,300	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
2,300	2,300	2,300	2,007	2,007	0

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009-250-026-00 2017 Est. T.C.V. ROMAN CHRISTINE M
 Property Class: 401 9530 W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet, 3.55 Total Acres Total Est. Land Value =								4,500

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.81	1.00	192	50	750
Total Estimated Land Improvements True Cash Value =					750

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 = 988 SF Floor Area = 988 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	53.46	-9.29	0.72	748	33,578
1	Story Siding	Crawl Space	53.46	-9.29	0.72	240	10,774

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 525.00 1 525

(14) Water/Sewer
 Well, 100 Feet 2425.00 1 2,425
 1000 Gal Septic 2720.00 1 2,720

(15) Built-Ins & Fireplaces **Draft Record Card - Printed before March Board of Review**
 Appliance Allowance 1,235.00 1 1,235
 Fireplace: Wood Stove 950.00 1 950

(16) Deck/Balcony
 Roof Cover Only,Standard 11.05 144 1,591

County Multiplier = 1.38 => Cost New = 74,241

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 51,968

Separately Depreciated Items:

Square footage # 2 is depreciated at 88 %Good... Base Cost Was = 10,774
 County Multiplier = 1.38 => Cost New = 14,868
 Phy/Ab.+hy/Func/Econ/Comb.%Good= 18/100/100/100/18.0, Depr.Cost = 2,676
 ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 49,180

2017 Est. T.C.V. 009-250-026-00 = 54,430
 Est. TCV/Total Floor Area = 55.09, Most recent sale 11/01/1999 for 48,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,000	27,000	27,000	26,400	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	237	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,200	27,200	27,200	26,637	26,637	26,637	

009-250-027-00	2017 Est. T.C.V.	VARGO LOUIS F & JUDY K
Property Class: 401		9510 W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet, 3.64 Total Acres Total Est. Land Value =								4,500

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.72	1.00	320	50	1,395
Shed: Wood Frame	8.12	1.00	540	50	2,192
Total Estimated Land Improvements True Cash Value =					3,588

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1671 SF Floor Area = 1671 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.71	-8.10	0.00	735	37,198
1	Story Siding	Basement	58.71	0.00	0.00	936	54,953

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	2085.00	1	3,085

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(15) Built-Ins & Fireplaces

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

County Multiplier = 1.38 => Cost New = 145,950

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 102,165
ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 91,949

2017 Est. T.C.V. 009-250-027-00 = 100,037

Est. TCV/Total Floor Area = 59.87, Most recent sale 09/16/2005 for 140,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
49,700	49,700	49,700	45,143	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	300	0	406	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,000	50,000	50,000	45,549	45,549	45,549	

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009-250-028-00 2017 Est. T.C.V. JOHNSON DAVID C
 Property Class: 401 9509 W LOTAN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 0.94 Total Acres							Total Est. Land Value =	15,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.85	1.00	120	50	591
Total Estimated Land Improvements True Cash Value =					591

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.33	-8.95	0.00	924	47,475

Other Additions/Adjustments Rate Size Cost

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

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

(15) Built-Ins & Fireplaces
 Appliance Allowance 1415.00 1 1,415
 Fireplace: Exterior 1 Story 3450.00 1 3,450

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(16) Porches
 CCP (1 Story), Standard 52.78 24 1,267
 CPP, Standard 30.25 20 605

(16) Deck/Balcony
 Roof Cover Only, Standard 24.65 36 887

(17) Garages
 Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 20.00 352 7,040
 Mechanical Doors 325.00 1 325

County Multiplier = 1.38 => Cost New = 93,239

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 60,605
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 57,575
 60 % Completed => Est. True Cash Value 2017 = 34,545

2017 Est. T.C.V. 009-250-028-00 = 50,136

Est. TCV/Total Floor Area = 54.26, Most recent sale 09/11/2014 for 34,250

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,100	24,100	24,100	20,661	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	0	185	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,100	25,100	25,100	20,846	20,846	0	0

009-250-029-00 2017 Est. T.C.V. JUSTA DONALD
 Property Class: 401 9527 W LOTAN RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
80 Actual Front Feet, 1.45 Total Acres							Total Est. Land Value =	15,000

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

(14) Water/Sewer

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

County Multiplier = 1.38 => Cost New = 6,169

Phy/Ab.Phy/Func/Econ/Comb.%Good= 59/100/100/100/59.0, Depr.Cost = 3,639
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.850 => TCV of Bldg: 1 = 3,094

2017 Est. T.C.V. 009-250-029-00 = 18,094

Est. TCV/Total Floor Area = 0.00, Most recent sale 01/01/1998 for 10,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
9,100	9,100	9,100	4,570	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-100	0	41	0	
2017 Assessed	MBOR	S.E.V.	Capred	Taxable	PRE/MBT
9,000	9,000	9,000	4,611	4,611	0

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009-250-030-00 2017 Est. T.C.V. JUSTA DONALD G
 Property Class: 402 W LOTAN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
80 Actual Front Feet, 1.83 Total Acres							Total Est. Land Value =	15,000

2017 Est. T.C.V. 009-250-030-00 = 15,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/01/1995 for 7,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,500	7,500	7,500	2,720	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	24	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,500	7,500	7,500	2,744	2,744	0	

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009-250-031-00 2017 Est. T.C.V. HOLLAND JULIE K
 Property Class: 402 W LOTAN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
71 Actual Front Feet, 1.95 Total Acres							Total Est. Land Value =	15,000

2017 Est. T.C.V. 009-250-031-00 = 15,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 11/01/1994 for 7,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,500	7,500	7,500	2,720	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	24	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,500	7,500	7,500	2,744	2,744	0	

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009-250-032-00	2017 Est. T.C.V.	WORKMAN SHELLY RANAE
Property Class: 401		9567 W LOTAN RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER	15K				15000	100		15,000
80 Actual Front Feet, 1.77 Total Acres Total Est. Land Value =								15,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	400	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					2,425

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 2009

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1568 SF Floor Area = 1568 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	65.50	-9.10	2.01	1568	91,587

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	3085.00	1	3,085

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WGEP (1 Story), Standard	29.86	240	7,166
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(16) Deck/Balcony

Treated Wood, Standard	14.72	24	353
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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 = 170,689

Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 167,276
ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 158,912

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2010

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

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

Base Rate for Upper Floors = 11.65

Adjusted Square Foot Cost for Upper Floors = 11.65

Parcel Number: 009-250-032-00 Page: 2

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 0 Height per Story Multiplier: 0.960
 Ave. Floor Area: 1,200 Perimeter: 0 Perim. Multiplier: 1.000
 Refined Square Foot Cost for Upper Floors: 11.18

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 15.434

Total Floor Area: 1,200 Base Cost New of Upper Floors = 18,521
 Reproduction/Replacement Cost = 18,521
 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0
 Total Depreciated Cost = 17,039

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 16,187
 Replacement Cost/Floor Area= 15.43 Est. TCV/Floor Area= 13.49

Total Estimated True Cash Value of Commercial/Industrial Buildings = 16,187

2017 Est. T.C.V. 009-250-032-00 = 192,524

Est. TCV/Total Floor Area = 69.55, Most recent sale 07/09/2013 for 160,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
91,500	91,500	91,500	77,854	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,800	0	0	700	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
96,300	96,300	96,300	78,554	78,554	78,554	

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009-250-033-00	2017 Est. T.C.V.	MCCONNELL JUNE TRUST
Property Class: 401		9591 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
123 Actual Front Feet, 0.94 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: Patio Blocks	6.84	1.00	60	94	386
Total Estimated Land Improvements True Cash Value =					386

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D-10 Blt 1983

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1098 SF Floor Area = 1098 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	42.80	-7.39	0.59	864	31,104
1	Story Siding	Crawl Space	42.80	-7.39	0.59	234	8,424

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

WCP (1 Story), Standard	35.06	48	1,683
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(16) Deck/Balcony

Treated Wood, Standard	6.22	261	1,623
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(17) Garages

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

Base Cost	15.03	672	10,100
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 84,131

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 54,685

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.600 => TCV of Bldg: 1 = 32,811

2017 Est. T.C.V. 009-250-033-00 = 48,197

Est. TCV/Total Floor Area = 43.90

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,600	22,600	22,600	21,297	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,500	0	191	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,100	24,100	24,100	21,488	21,488	21,488	

009-250-034-00	2017 Est. T.C.V.	VANENGEN CHARLES E & JEAN TRUST
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER	15K				15000	100		15,000
125 Actual Front Feet, 0.83			Total Acres				Total Est. Land Value =	15,000

2017 Est. T.C.V. 009-250-034-00 = 15,000
 Est. TCV/Total Floor Area = 13.66, Most recent sale 07/01/2002 for 33,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,500	7,500	7,500	2,720	0.90	
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	24	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,500	7,500	7,500	2,744	2,744	0

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009-250-035-00	2017 Est. T.C.V.	STAHL JANICE A REV L TRUST
Property Class: 401		9621 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
* Factors * LOTS 35 & 36

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER	15K		15000	100				15,000
<Site Value A> CLAM RIVER	15K		15000	100				15,000
200 Actual Front Feet, 1.32 Total Acres Total Est. Land Value =								30,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	978	84	2,629
Shed: Wood Frame	9.48	1.00	144	71	969
Total Estimated Land Improvements True Cash Value =					3,598

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1248 SF Floor Area = 1464 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	56.95	0.00	0.00	384	21,869
1.25	Story Siding	Crawl Space	66.05	-8.26	0.00	864	49,931

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

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

(16) Porches

WGEP (1 Story), Standard	28.69	240	6,886
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(16) Deck/Balcony

Treated Wood,Standard	9.55	56	535
Pine w/Roof,Standard	25.10	40	1,004
Treated Wood,Standard	6.94	176	1,221
Treated Wood,Standard	7.59	120	911

(16) Breezeways

Frame Wall,Finished	27.25	140	3,815
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County Multiplier = 1.38 => Cost New = 131,909

Lump Sum Item(s):

144 SQ FT WD/TW	1.00	1000.0	1,000
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 93,036

Separately Depreciated Items:

Square footage # 1 is depreciated at 83 %Good... Base Cost Was = 21,869
 County Multiplier = 1.38 => Cost New = 30,179
 Phy/Ab.+hy/Func/Econ/Comb.%Good= 13/100/100/100/13.0, Depr.Cost = 3,923

(17) Garages

Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 20.05 480 9,624

Parcel Number: 009-250-035-00 Page: 2

County Multiplier = 1.38 =>	Cost New =	13,281
Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0,	Depr.Cost =	9,695
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)		
Base Cost	18.95	396 7,504
County Multiplier = 1.38 =>	Cost New =	10,356
Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0,	Depr.Cost =	8,906
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)		
Base Cost	9.71	1720 16,701
County Multiplier = 1.38 =>	Cost New =	23,048
Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0,	Depr.Cost =	17,977
Total Depreciated Cost =		133,538
ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 =		126,861

2017 Est. T.C.V. 009-250-035-00 = 160,459

Est. TCV/Total Floor Area = 109.60						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
76,500	76,500	76,500	64,709	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,700	0	0	582	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,200	80,200	80,200	65,291	65,291	65,291	

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009-250-037-00 2017 Est. T.C.V. SWEET LYLE & ELIZABETH A
 Property Class: 401 9661 W LOTAN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER	15K				15000	100		15,000
175 Actual Front Feet, 0.90			Total Acres				Total Est. Land Value =	15,000

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1996

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 936 SF Floor Area = 1404 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.5 Story Siding Basement 76.70 0.00 0.00 936 71,791

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance 1415.00 1 1,415

County Multiplier = 1.38 => Cost New = 110,788

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 99,709

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Separately Depreciated Items:

Square footage # 1 is depreciated at 71 %Good... Base Cost Was = 71,791
 County Multiplier = 1.38 => Cost New = 99,072
 Phy/Ab.Phy/Func/Econ/Comb.%Good=-19/100/100/100/-19.0, Depr.Cost = -18,824

(17) Garages

Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 11.14 768 8,556
 County Multiplier = 1.38 => Cost New = 11,807
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0, Depr.Cost = 9,918

Total Depreciated Cost = 90,803
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 86,263

2017 Est. T.C.V. 009-250-037-00 = 101,263

Est. TCV/Total Floor Area = 72.12

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,100	48,100	48,100	40,557	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	0	365	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,600	50,600	50,600	40,922	40,922	40,922	

009-250-038-00 2017 Est. T.C.V. GREENFIELD DAVE
 Property Class: 401 9689 W LOTAN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER	15K				15000	100		15,000
175 Actual Front Feet, 0.91 Total Acres					Total Est. Land Value =			15,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1344 SF Floor Area = 1344 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	56.24	0.00	0.00	1344	75,587

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance		1415.00		1	1,415
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(17) Garages

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

Base Cost		17.14		672	11,518
Common Wall: 1 Wall		-1225.00		1	-1,225

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County Multiplier = 1.38 => Cost New = 130,230

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 117,207

Separately Depreciated Items:

(17) Garages

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

Base Cost		10.04		960	9,638
County Multiplier = 1.38 =>				Cost New =	13,301
Phy/Ab.Phy/Func/Econ/Comb.%Good= 46/100/100/100/46.0,				Depr.Cost =	6,118

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)		3.97		1200	4,764
County Multiplier = 1.38 =>				Cost New =	6,574
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,				Depr.Cost =	2,958

Total Depreciated Cost = 126,284
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 119,970

2017 Est. T.C.V. 009-250-038-00 = 134,970

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
63,900	63,900	63,900	53,907	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,600	0	0	485	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
67,500	67,500	67,500	54,392	54,392	54,392

009-250-040-00 2017 Est. T.C.V. CAVERLY KRISTOPHER L LV TRUST
 Property Class: 401 9721 W LOTAN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors * LOTS 39,40&41

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER	15K		15000	100	100		LOT 40	15,000
<Site Value A> CLAM RIVER	15K		15000	100	100		LOT 39	15,000
<Site Value A> CLAM RIVER	15K		15000	100	100		LOT 41	15,000
429 Actual Front Feet, 4.29 Total Acres Total Est. Land Value =								45,000

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	94	2,350
Total Estimated Land Improvements True Cash Value =					2,350

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1728 SF Floor Area = 1823 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	61.53	0.00	0.00	1728	106,324
1	Story Siding	Overhang	35.79	0.00	0.00	95	3,400

Other Additions/Adjustments	Rate	Size	Cost
(9) Basement Finish			
Basement Recreation Finish	11.45	1000	11,450
Walk out Basement Door(s)	775.00	1	775

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

(14) Water/Sewer
 Well, 100 Feet 2700.00 1 2,700
 2000 Gal Septic 5000.00 1 5,000

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

(16) Porches
 CCP (1 Story), Standard 23.95 168 4,024

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 15.01 964 14,470
 Common Wall: 1 Wall -1300.00 1 -1,300
 Automatic Doors 375.00 4 1,500

County Multiplier = 1.38 => Cost New = 208,404

Notes: ON LOT 40

Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0, Depr.Cost = 154,219
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCv of Bldg: 1 = 146,508

< Cost Estimates for Res. Building: 2 Mobile Home Class: Low Quality >

(11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	34.68	-0.80	0	550	18,634

Other Additions/Adjustments	Rate	Size	Cost
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Parcel Number: 009-250-040-00 Page: 2

(2) Skirting			
Metal Enamel	5.43	130	706
(9) Foundation			
Foundation Wall: Concrete	7.13	0	0
(14) Water/Sewer			
Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2720.00	1	2,720

(17) Garages			
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.10	864	8,726
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 45,107
Notes: ON LOT 39

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 15,787

Separately Depreciated Items:

(16) Deck/Balcony			
Treated Wood,Standard	6.30	240	1,512
County Multiplier = 1.38 =>		Cost New =	2,087
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,		Depr.Cost =	1,481

Total Depreciated Cost = 17,269
ECF (415,510 CLAM RIVER AREA SUBS RES) 0.550 => TCV of Bldg: 2 = 9,498

2017 Est. T.C.V. 009-250-040-00 = 203,356

Est. TCV/Total Floor Area = 85.70

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2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,300	97,300	97,300	81,580	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,400	0	0	734	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
101,700	101,700	101,700	82,314	82,314	63,382	

009-250-042-00 2017 Est. T.C.V. JONES ROGER J JR & TERESA
 Property Class: 401 9811 W LOTAN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
80 Actual Front Feet, 1.99 Total Acres							Total Est. Land Value =	15,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
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+10 Blt 2003

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	70.44	-9.99	0.00	1320	79,794

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WGEP (1 Story), Standard	27.39	312	8,546
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(16) Deck/Balcony

Pine w/Roof, Standard	15.60	264	4,118
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(17) Garages

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

Base Cost	14.55	1040	15,132
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 162,702

Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0, Depr.Cost = 144,805
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 137,565

2017 Est. T.C.V. 009-250-042-00		=	153,515
Est. TCV/Total Floor Area = 116.30			
2016 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
72,700	72,700	72,700	59,738 0.90
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment Losses
0	4,100	0	537 0
2017 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
76,800	76,800	76,800	60,275 60,275 60,275

12:24 PM

009-250-043-00 2017 Est. T.C.V. JONES ROGER J JR & TERESA
 Property Class: 401 W LOTAN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
80 Actual Front Feet, 1.81 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	2.98	1.00	693	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+S Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost

Other Additions/Adjustments Rate Size Cost

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

County Multiplier = 1.38 => Cost New = 6,169

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/95.0, Depr.Cost = 5,860

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Separately Depreciated Items:

Unit-in-Place Cost Items:
 TRAVEL TRAILER 1.00 500 500
 County Multiplier = 1.38 => Cost New = 690
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 587

Total Depreciated Cost = 6,447
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 6,124

2017 Est. T.C.V. 009-250-043-00 = 23,499

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,600	11,600	11,600	6,748	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	0	60	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,700	11,700	11,700	6,808	6,808	6,808	

009-250-044-00 2017 Est. T.C.V. BLOOMFIELD ROBERT J & KATHLEEN
 Property Class: 402 W LOTAN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
80 Actual Front Feet, 1.44 Total Acres							Total Est. Land Value =	15,000

2017 Est. T.C.V. 009-250-044-00 = 15,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
7,500	7,500	7,500	2,720	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	24	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,500	7,500	7,500	2,744	2,744	2,744

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009-250-045-00 2017 Est. T.C.V. BLOOMFIELD ROBERT J & KATHLEEN
 Property Class: 401 9861 W LOTAN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
80 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	15,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	197	81	549
Shed: Wood Frame	9.36	1.00	240	81	1,820
Total Estimated Land Improvements True Cash Value =					2,369

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C+10 Blt 1991

(11) Heating System: Forced Hot Water
 Ground Area = Size for Rates = 1276 SF Floor Area = 2228 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	111.97	0.00	2.44	952	108,918
1	Story Siding	Crawl Space	70.83	-10.08	1.22	324	20,078

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	33.96	64	2,173
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(16) Deck/Balcony

Treated Wood, Standard	6.47	380	2,459
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(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	19.20	576	11,059
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 213,345

Phy/Ab.Phy/Func/Econ/Comb.%Good= 81/100/100/100/81.0, Depr.Cost = 172,809
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV of Bldg: 1 = 155,529

2017 Est. T.C.V. 009-250-045-00 = 172,898

Est. TCV/Total Floor Area = 77.60

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
85,900	85,900	85,900	70,921	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	638	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
86,400	86,400	86,400	71,559	71,559	71,559

009-250-046-00	2017 Est. T.C.V.	BLOOMFIELD ROBERT J & KATHLEEN
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
80 Actual Front Feet, 0.85 Total Acres							Total Est. Land Value =	15,000

2017 Est. T.C.V. 009-250-046-00	=	15,000			
Est. TCV/Total Floor Area = 6.73					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,500	7,500	7,500	2,720	0.90	
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	24	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,500	7,500	7,500	2,744	2,744	2,744

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009-250-047-00 2017 Est. T.C.V. MENTEL NICK & MENTEL JOYCE A
 Property Class: 402 W LOTAN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
80 Actual Front Feet, 0.75 Total Acres							Total Est. Land Value =	15,000

2017 Est. T.C.V. 009-250-047-00 = 15,000

Est. TCV/Total Floor Area = 6.73, Most recent sale 11/01/1995 for 11,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,500	7,500	7,500	2,720	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	24	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,500	7,500	7,500	2,744	2,744	0	

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009-250-048-00	2017 Est. T.C.V.	MENTEL NICK & MENTEL JOYCE A
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
80 Actual Front Feet, 0.71 Total Acres							Total Est. Land Value =	15,000

2017 Est. T.C.V. 009-250-048-00	=	15,000			
Est. TCV/Total Floor Area = 6.73					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,500	7,500	7,500	2,720	0.90	
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	24	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,500	7,500	7,500	2,744	2,744	0

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009-250-049-00 2017 Est. T.C.V. JUN AMY MINNICK
 Property Class: 401 9909 W LOTAN RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 0.77 Total Acres					Total Est. Land Value =			15,000

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1991

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 600 SF Floor Area = 750 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.25 Story Siding Crawl Space 77.71 -10.03 -2.93 600 38,850

Other Additions/Adjustments Rate Size Cost

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

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

(15) Built-Ins & Fireplaces
 Appliance Allowance 1415.00 1 1,415
 Fireplace: Wood Stove 1125.00 1 1,125

(16) Porches
 WSEP (1 Story), Standard 34.01 96 3,265
 WGEP (1 Story), Standard 38.93 118 4,594

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(16) Deck/Balcony
 Treated Wood, Standard 6.40 288 1,843
 Treated Wood, Standard 8.60 75 645

County Multiplier = 1.38 => Cost New = 79,780

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 56,644
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 53,812

2017 Est. T.C.V. 009-250-049-00 = 68,812

Est. TCV/Total Floor Area = 91.75

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,800	32,800	32,800	27,610	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,600	0	248	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,400	34,400	34,400	27,858	27,858	0	

009-250-050-00 2017 Est. T.C.V. METCALF HARRY M & SHERRY L
 Property Class: 402 W LOTAN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 0.80 Total Acres							Total Est. Land Value =	15,000

2017 Est. T.C.V. 009-250-050-00 = 15,000

Est. TCV/Total Floor Area = 20.00, Most recent sale 01/16/2013 for 59,800

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,500	7,500	7,500	6,018	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	54	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,500	7,500	7,500	6,072	6,072	0	

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009-250-051-00	2017 Est. T.C.V.	METCALF HARRY M & SHERRY L
Property Class: 401		9941 W LOTAN RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
103 Actual Front Feet, 1.07 Total Acres					Total Est.		Land Value =	15,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	948	58	1,891
Total Estimated Land Improvements					True Cash Value = 1,891

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Comp.Shingle	35.58	1.24	-6	840	29,136

Other Additions/Adjustments	Rate	Size	Cost
Expando	23.10	348	8,039

(2) Skirting				
Metal Enamel		5.70	164	935

(9) Foundation				
Foundation Wall: Concrete		6.92	0	0

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

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

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

(16) Deck/Balcony				
Treated Wood,Standard		7.46	108	806
Treated Wood,Standard		6.04	320	1,933

(17) Garages				
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)				
Base Cost		11.90	728	8,663
Mechanical Doors		350.00	1	350

County Multiplier = 1.38 => Cost New = 77,171
Notes: 1977 SQUIRE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 27,010
ECF (415,510 CLAM RIVER AREA SUBS RES) 0.550 => TCV of Bldg: 1 = 14,855

2017 Est. T.C.V. 009-250-051-00 = 31,746

Est. TCV/Total Floor Area = 37.79					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
15,800	15,800	15,800	14,242	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	100	0	0	128	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,900	15,900	15,900	14,370	14,370	0

009-250-052-00 2017 Est. T.C.V. METCALF HARRY M & SHERRY L
 Property Class: 402 W LOTAN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 0.73 Total Acres					Total Est.		Land Value =	15,000

2017 Est. T.C.V. 009-250-052-00 = 15,000

Est. TCV/Total Floor Area = 17.86

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,500	7,500	7,500	6,018	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	54	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,500	7,500	7,500	6,072	6,072	0	

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009-250-053-00	2017 Est. T.C.V.	ESTRADA STANLEY F & CAROLYN K
Property Class: 401		9991 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
90 Actual Front Feet, 0.77 Total Acres							Total Est. Land Value =	15,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.83	1.00	192	94	1,774
Total Estimated Land Improvements True Cash Value =					1,774

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 864 SF Floor Area = 864 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	72.67	-10.68	0.00	864	53,559

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1,915.00	1	1,915
Fireplace: Wood Stove	1,350.00	1	1,350

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(16) Porches

WCP (1 Story), Standard	21.95	192	4,214
WSEP (1 Story), Standard	26.01	192	4,994

(16) Deck/Balcony

Treated Wood, Standard	7.76	128	993
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(17) Garages

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

Base Cost	11.60	768	8,909
Mechanical Doors	350.00	2	700

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

Base Cost	18.70	560	10,472
Automatic Doors	375.00	1	375
Storage area over garage	3.85	560	2,156

County Multiplier = 1.38 => Cost New = 131,180

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 93,138
ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 88,481

Cost Est. for Res. Bldg: 2 Single Family LOG Cls C Blt 2016

(11) Heating System: No Heating/Cooling

(Heating system cost adjusted in area(s): 1)

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	71.07	-12.49	-3.95	768	41,956

Other Additions/Adjustments Rate Size Cost

Parcel Number: 009-250-053-00 Page: 2

(13) Plumbing				
3 Fixture Bath	2400.00		-1	-2,400
(16) Deck/Balcony				
Roof Cover Only,Standard	10.90		192	2,093
County Multiplier = 1.38 =>			Cost New =	57,475
Notes: STUDIO WITH 0 BDRM & 0 BATH				
Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,			Depr.Cost =	56,900
ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 2 =				54,055
40 % Completed => Est. True Cash Value 2017 =				21,622

2017 Est. T.C.V. 009-250-053-00 = 126,877

Est. TCV/Total Floor Area = 77.74

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
49,100	49,100	49,100	41,372	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
11,600	2,700	0	11,600	372	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
63,400	63,400	63,400	53,344	53,344	53,344

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009-250-054-00 2017 Est. T.C.V. ZEMANSKI MARTIN D
 Property Class: 401 W CLAM RIVER DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
90 Actual Front Feet, 1.15 Total Acres							Total Est. Land Value =	15,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Split, 2 Rail	7.04	1.00	200	71	1,000
Total Estimated Land Improvements True Cash Value =					1,000

2017 Est. T.C.V. 009-250-054-00 = 16,000

Est. TCV/Total Floor Area = 9.80

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,000	8,000	8,000	3,047	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	27	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,000	8,000	8,000	3,074	3,074	0	

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009-250-055-00 2017 Est. T.C.V. ZEMANSKI MARTIN D
 Property Class: 401 9970 W CLAIM RIVER DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 1.29 Total Acres					Total Est.		Land Value =	15,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	16.28	1.00	60	56	547
Total Estimated Land Improvements True Cash Value =					547

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Comp.Shingle	43.38	0.00	-3	980	41,237

Other Additions/Adjustments	Rate	Size	Cost
Expando	25.40	6	152
Addition/Crawl	45.75	396	18,117

(2) Skirting
 Metal Enamel 6.42 150 963

(9) Foundation
 Foundation Wall: Concrete 7.38 0 0

(13) Plumbing
 Average Fixture(s) 645.00 1 645

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

(15) Built-Ins & Fireplaces
 Appliance Allowance 1235.00 1 1,235
 Fireplace: Exterior 1 Story 3050.00 1 3,050

(16) Porches
 WCP (1 Story), Standard 61.05 16 977
 CSEP (1 Story), Standard 33.28 96 3,195

(16) Deck/Balcony
 Treated Wood,Standard 5.99 336 2,013
 Treated Wood,Standard 9.68 48 465
 Treated Wood,Standard 6.10 300 1,830

County Multiplier = 1.38 => Cost New = 107,879

Notes: 1986 BONANZA

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 37,758
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.550 => TCV of Bldg: 1 = 20,767

2017 Est. T.C.V. 009-250-055-00 = 36,314

Est. TCV/Total Floor Area = 26.39

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
18,100	18,100	18,100	18,100	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
18,200	18,200	18,200	18,262	18,200	0

009-250-056-00 2017 Est. T.C.V. ZEMANSKI MARTIN D
 Property Class: 401 9940 W CLAIM RIVER DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 1.02 Total Acres					Total Est.		Land Value =	15,000

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1992

(11) Heating System: Space Heater

Ground Area = Size for Rates = 300 SF Floor Area = 375 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	73.49	-10.81	-2.39	300	18,087

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)		525.00		1	525
No Plumbing		-2725.00		1	-2,725

(14) Water/Sewer

Well, 100 Feet		2425.00		1	2,425
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(16) Deck/Balcony

Treated Wood,Standard		6.42		216	1,387
Treated Wood,Standard		11.96		32	383
Treated Wood,Standard		8.13		78	634

County Multiplier = 1.38 => Cost New = 28,588

Phy/Ab.Phy/Func/Econ/Comb.%Good = 82/100/100/100/82.0 Depr. Cost = 23,442
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 22,270

2017 Est. T.C.V. 009-250-056-00 = 37,270

Est. TCV/Total Floor Area = 99.39

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
18,000	18,000	18,000	13,988	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	0	125	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,600	18,600	18,600	14,113	14,113	0	

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009-250-057-00 2017 Est. T.C.V. ZEMANSKI MARTIN D
 Property Class: 402 W CLAIM RIVER DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 0.78 Total Acres							Total Est. Land Value =	15,000

2017 Est. T.C.V. 009-250-057-00 = 15,000

Est. TCV/Total Floor Area = 40.00, Most recent sale 04/27/2005 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
7,500	7,500	7,500	2,720	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	24	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,500	7,500	7,500	2,744	2,744	0

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009-250-058-00 2017 Est. T.C.V. ZEMANSKI MARTIN D
 Property Class: 402 W CLAIM RIVER DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER	15K				15000	100		15,000
100 Actual Front Feet, 0.71			Total Acres				Total Est. Land Value =	15,000

2017 Est. T.C.V. 009-250-058-00 = 15,000

Est. TCV/Total Floor Area = 40.00, Most recent sale 04/27/2005 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,500	7,500	7,500	2,720	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	24	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,500	7,500	7,500	2,744	2,744	0	

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009-250-059-00 2017 Est. T.C.V. JONES ROGER & TERESA
 Property Class: 402 W CLAIM RIVER DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER	15K				15000	100		15,000
100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =								15,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C+5 Blt 2015

(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

(13) Plumbing

3 Fixture Bath			2400.00			-1	-2,400
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(16) Deck/Balcony

Roof Cover Only, Standard			9.80			322	3,156
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(17) Garages

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

Base Cost			10.13			1553	15,732
Mechanical Doors			350.00			2	700

County Multiplier = 1.38 => Cost New = 23,719

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 23,482

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 22,307

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2017 Est. T.C.V. 009-250-059-00							37,307
Est. TCV/Total Floor Area =	0.00						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
18,000	18,000	18,000	16,518	0.90			
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment		Losses		
0	700	0	148		0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT	
18,700	18,700	18,700	16,666	16,666		0	

009-250-060-00 2017 Est. T.C.V. JONES ROGER & TERESA
 Property Class: 401 9888 W CLAIM RIVER DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	15,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.13	1.00	60	45	273
Total Estimated Land Improvements True Cash Value =					273

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 = 910 SF Floor Area = 910 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	49.51	-12.53	0.66	910	34,252

Other Additions/Adjustments Rate Size Cost

(14) Water/Sewer

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

(16) Deck/Balcony

Treated Wood,Standard	15.57	20	311
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County Multiplier = 1.38 => Cost New = 53,625

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 40,219
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.600 => TCV of Bldg: 1 = 24,131

2017 Est. T.C.V. 009-250-060-00					=	39,404
Est. TCV/Total Floor Area = 43.30, Most recent sale 12/13/2013 for 38,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
18,600	18,600	18,600	17,221	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100		0	0	154	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,700	19,700	19,700	17,375	17,375	0	

009-250-061-00 2017 Est. T.C.V. JONES ROGER & TERESA
 Property Class: 402 W CLAIM RIVER DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 0.71 Total Acres							Total Est. Land Value =	15,000

2017 Est. T.C.V. 009-250-061-00 = 15,000

Est. TCV/Total Floor Area = 16.48

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,500	7,500	7,500	6,018	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	54	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,500	7,500	7,500	6,072	6,072	0	

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009-250-062-00	2017 Est. T.C.V.	PRESTON JAMES G & BRENDA G
Property Class: 402		W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER	15K				15000	100		15,000
100 Actual Front Feet, 0.68			Total Acres				Total Est. Land Value =	15,000

2017 Est. T.C.V. 009-250-062-00 = 15,000
 Est. TCV/Total Floor Area = 16.48, Most recent sale 03/21/2011 for 14,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,500	7,500	7,500	6,018	0.90	
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	54	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,500	7,500	7,500	6,072	6,072	6,072

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009-250-063-00	2017 Est. T.C.V.	PRESTON JAMES G & BRENDA G
Property Class: 401		9844 W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 0.63 Total Acres							Total Est. Land Value =	15,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	400	0	0
D/W/P: 3.5 Concrete	3.44	1.00	140	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	94	2,350
Total Estimated Land Improvements True Cash Value =					2,350

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1223 SF Floor Area = 1223 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	68.07	0.00	0.00	1223	83,250

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

(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	50.80	28	1,422
WPP, Standard	14.08	109	1,535

(17) Garages

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

Base Cost	22.07	607	13,396
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 151,128

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 149,617
ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 142,136

2017 Est. T.C.V. 009-250-063-00 = 159,486

Est. TCV/Total Floor Area = 130.41, Most recent sale 11/21/2013 for 145,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
75,500	75,500	75,500	63,995	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,200	0	0	575	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
79,700	79,700	79,700	64,570	64,570	64,570

009-250-064-00	2017 Est. T.C.V.	DAHLQUIST FRANCIS A
Property Class: 402		W CLAIM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER	15K				15000	100		15,000
100 Actual Front Feet, 0.73			Total Acres				Total Est. Land Value =	15,000

2017 Est. T.C.V. 009-250-064-00 = 15,000

Est. TCV/Total Floor Area = 12.26

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,500	7,500	7,500	2,648	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	23	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,500	7,500	7,500	2,671	2,671	0	

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009-250-065-00 2017 Est. T.C.V. DAHLQUIST FRANCIS A
 Property Class: 401 9790 W CLAM RIVER DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 0.86 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	257	71	584
Shed: Wood Frame	9.54	1.00	140	71	948
Total Estimated Land Improvements True Cash Value =					1,532

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

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1436 SF Floor Area = 1436 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	55.62	0.00	0.97	1436	81,263

Other Additions/Adjustments Rate Size Cost

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

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

(15) Built-Ins & Fireplaces **Draft Record Card - Printed before March Board of Review**
 Appliance Allowance 1415.00 1 1,415
 Fireplace: Interior 1 Story 2900.00 1 2,900

(16) Deck/Balcony
 Treated Wood,Standard 6.70 213 1,427

(17) Garages
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 19.63 504 9,894
 Common Wall: 1 Wall -1225.00 1 -1,225
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 139,551

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 99,081
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 94,127

2017 Est. T.C.V. 009-250-065-00 = 110,659
 Est. TCV/Total Floor Area = 77.06

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,500	52,500	52,500	44,429	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	399	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,300	55,300	55,300	44,828	44,828	44,828	

009-250-066-00 2017 Est. T.C.V. DAHLQUIST CARMEN
 Property Class: 401 9770 W CLAM RIVER DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER	15K				15000	100		15,000
100 Actual Front Feet, 1.06 Total Acres Total Est. Land Value =								15,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	61.55	0.00	0.00	1722	105,989

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2085.00	1	3,085

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(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	8.22	104	855
Treated Wood,Standard	7.39	160	1,182
Treated Wood,Standard	7.45	150	1,118

County Multiplier = 1.38 => Cost New = 167,434

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 118,878
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 112,934

2017 Est. T.C.V. 009-250-066-00 = 128,904

Est. TCV/Total Floor Area = 74.86

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
61,100	61,100	61,100	53,159	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,400	0	0	478	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
64,500	64,500	64,500	53,637	53,637	0	

009-250-067-00 2017 Est. T.C.V. DAHLQUIST CARMEN
 Property Class: 402 W CLAM RIVER DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
CLAM RIV 60/FF	100.00	590.00	1.0000	1.0000	60	100		6,000
272 Actual Front Feet, 3.68 Total Acres Total Est. Land Value =								21,000

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

(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 2 700

County Multiplier = 1.38 => Cost New = 17,741

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 12,596
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 11,966

2017 Est. T.C.V. 009-250-067-00 = 32,966

Est. TCV/Total Floor Area = 0.00, Most recent sale 03/16/2011 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
16,100	16,100	16,100	13,941	0.90	
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	400	0	0	125	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
16,500	16,500	16,500	14,066	14,066	0

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009-250-068-00	2017 Est. T.C.V.	PEARSON DEBRA L TRUST
Property Class: 402		W CLAIM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

	* Factors *	TRIANGLE, IRR	
Description	Frontage	Depth	Value
<Site Value E> 250			6,500
100 Actual Front Feet, 1.68	Total Acres	Total Est. Land Value =	6,500

2017 Est. T.C.V. 009-250-068-00 = 6,500

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/21/2011 for 16,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,300	3,300	3,300	3,300	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,300	3,300	3,300	3,329	3,300	3,300

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009-250-069-00 2017 Est. T.C.V. PEARSON DEBRA L TRUST
 Property Class: 402 W CLAIM RIVER DR
 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 E> 250					6500	100		6,500
100 Actual Front Feet, 0.57 Total Acres							Total Est. Land Value =	6,500

2017 Est. T.C.V. 009-250-069-00 = 6,500

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
3,300	3,300	3,300	3,300	0.90

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

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,300	3,300	3,300	3,329	3,300	3,300

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009-250-070-00 2017 Est. T.C.V. CURTIS IVAN D
 Property Class: 402 W CLAIM RIVER DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS
 * Factors * CLAM RIVER DRIVE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> 250					6500	100		6,500
100 Actual Front Feet, 0.92 Total Acres							Total Est. Land Value =	6,500

2017 Est. T.C.V. 009-250-070-00							=	6,500
Est. TCV/Total Floor Area =	0.00							
2016 Assessed	MBOR	S.E.V.		Base for Cap		C.P.I.		
3,300	3,300	3,300		1,469		0.90		
2017	New Eq. Adjustment	Loss		Additions		Tax Adjustment		Losses
0	0	0		0		13		0
2017 Assessed	MBOR	S.E.V.		Capped		->Taxable<-		PRE/MBT
3,300	3,300	3,300		1,482		1,482		0

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009-250-071-00 2017 Est. T.C.V. CURTIS IVAN D
 Property Class: 401 9861 W CLAM RIVER DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

		* Factors *		CLAM RIVER DRIVE		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value E>	250				6500 100	6,500
100 Actual Front Feet, 1.01 Total Acres Total Est. Land Value =						6,500

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.39	1.00	480	0	0
Shed: Wood Frame	8.24	1.00	160	50	660
Shed: Wood Frame	6.45	1.00	480	50	1,548

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					3,158

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1216 SF Floor Area = 1216 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Piers 46.56 -11.59 0.66 1216 43,326

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Deck/Balcony
 Treated Wood,Standard 6.42 216 1,387

(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 = 89,595

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost = 73,468
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.500 => TCV of Bldg: 1 = 36,734

2017 Est. T.C.V. 009-250-071-00 = 46,392
 Est. TCV/Total Floor Area = 38.15

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
21,200	21,200	21,200	17,652	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	158	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
23,200	23,200	23,200	17,810	17,810	17,810

009-250-072-00	2017 Est. T.C.V.	PEARSON WILLIAM F
Property Class: 401		3985 S LA CHANCE 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 E> 250					6500	100		6,500
125 Actual Front Feet, 1.44 Total Acres							Total Est. Land Value =	6,500

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	872	0	0
D/W/P: Asphalt Paving	1.61	1.00	3800	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 2.5S Cls C Blt 1982

(11) Heating System: Heat Pump

Ground Area = Size for Rates = 3136 SF Floor Area = 6248 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	57.40	0.00	2.32	384	22,932
1	Story Siding	Slab	57.40	-9.30	2.32	480	24,202
2	Story Siding	Slab	90.86	-9.30	4.63	592	51,024
2.5	Story Siding	Slab	105.40	-9.30	5.37	1680	170,470

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 2 Story	3825.00	1	3,825
Fireplace: Wood Stove	1350.00	1	1,350

(16) Porches

CCP (1 Story), Standard	31.93	80	2,554
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(16) Deck/Balcony

Roof Cover Only, Standard	9.80	280	2,744
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	16.54	784	12,967
Common Wall: 1 Wall	-1300.00	1	-1,300
Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	13.35	1960	26,166

County Multiplier = 1.38 => Cost New = 454,565

Phy/Ab.Phy/Func/Econ/Comb.%Good= 61/100/100/100/61.0, Depr.Cost = 277,285
ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV of Bldg: 1 = 249,556

2017 Est. T.C.V. 009-250-072-00 = 260,806
Est. TCV/Total Floor Area = 41.74
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.

Parcel Number: 009-250-072-00

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	129,500	129,500	129,500	102,291	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	900	0	0	920	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	130,400	130,400	130,400	103,211	103,211	103,211

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009-250-073-00	2017 Est. T.C.V.	PEARSON WM F
Property Class: 402		S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> 250					6500	100		6,500
125 Actual Front Feet, 1.44 Total Acres							Total Est. Land Value =	6,500

2017 Est. T.C.V. 009-250-073-00 = 6,500

Est. TCV/Total Floor Area = 1.04

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	2,212	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	19	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,300	3,300	3,300	2,231	2,231	2,231	

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009-250-074-00 2017 Est. T.C.V. DUBACH WANDA F LE
 Property Class: 401 3939 S LA CHANCE 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 E> 250					6500	100		6,500
125 Actual Front Feet, 1.44 Total Acres							Total Est. Land Value =	6,500

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Comp.Shingle	30.92	0.42	-5	980	29,198
Other Additions/Adjustments				Rate		Size	Cost
(2) Skirting							
Metal Enamel				5.60		168	941
(9) Foundation							
Foundation Wall: Concrete				7.28		0	0
(13) Plumbing							
Average Fixture(s)				465.00		1	465
(14) Water/Sewer							
Well, 50 Feet				1575.00		1	1,575
1000 Gal Septic				2720.00		1	2,720
(15) Built-Ins & Fireplaces							
Appliance Allowance				1235.00		1	1,235

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(16) Deck/Balcony
 Treated Wood,Standard 8.34 72 600

County Multiplier = 1.38 => Cost New = 50,693

Phy/Ab.Phy/Func/Econ/Comb.%Good= 46/100/100/100/46.0, Depr.Cost = 23,319

Separately Depreciated Items:

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

Base Cost		11.48	720	8,266
No Floor Deduction		-3.10	720	-2,232
County Multiplier = 1.38 =>				Cost New = 8,326
Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,				Depr.Cost = 4,996

Total Depreciated Cost = 28,315
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.550 => TCV of Bldg: 1 = 15,573

2017 Est. T.C.V. 009-250-074-00 = 22,073
 Est. TCV/Total Floor Area = 22.52

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,000	11,000	11,000	10,932	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	68	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,000	11,000	11,000	11,030	11,000	11,000	

009-250-075-00 2017 Est. T.C.V. PEARSON DEBRA L (TRUST)
 Property Class: 401 9969 CLAM RIVER DR
 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 E> 250					6500	100		6,500
125 Actual Front Feet, 1.44 Total Acres					Total Est.		Land Value =	6,500

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Comp.Shingle	47.81	0.49	-6	826	37,526
Other Additions/Adjustments				Rate		Size	Cost
(2) Skirting							
Metal Enamel				5.70		146	832
(9) Foundation							
Foundation Wall: Concrete				6.92		0	0
(13) Plumbing							
Average Fixture(s)				530.00		1	530
(14) Water/Sewer							
Well, 50 Feet				1575.00		1	1,575
1000 Gal Septic				2720.00		1	2,720
(15) Built-Ins & Fireplaces							
Appliance Allowance				1235.00		1	1,235

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(16) Deck/Balcony							
Pine	w/Roof,Standard			19.10		98	1,872
Treated Wood,Standard				7.24		120	869
Pine	w/Roof,Standard			19.10		96	1,834
(17) Garages							
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost				19.20		576	11,059
Mechanical Doors				350.00		1	350

County Multiplier = 1.38 => Cost New = 83,355

Phy/Ab.Phy/Func/Econ/Comb.%Good= 47/100/100/100/47.0, Depr.Cost = 39,177
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.550 => TCV of Bldg: 1 = 21,547

2017 Est. T.C.V. 009-250-075-00							=	28,047
Est. TCV/Total Floor Area = 33.96, Most recent sale 08/16/2004 for 43,000								
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
13,900	13,900	13,900	12,938	0.90				
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	100	0	0	116	0			
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
14,000	14,000	14,000	13,054	13,054	0			

009-260-001-00 2017 Est. T.C.V. TRINGALI JOSEPH J & DANA C
 Property Class: 401 163 S DANA TRL
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE D 950/FF	135.00	63.56	0.8165	0.7581	950	100		79,385
135 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								79,385

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+10 Blt 1999

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1344 SF Floor Area = 1680 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	80.80	-9.94	0.00	1344	95,236

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, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	19.45	280	5,446
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(16) Deck/Balcony

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

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

Base Cost	17.84	672	11,988
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 164,861

Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0, Depr.Cost = 146,727
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 205,417

2017 Est. T.C.V. 009-260-001-00 = 284,802

Est. TCV/Total Floor Area = 169.53, Most recent sale 12/01/1997 for 42,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
132,300	132,300	132,300	122,791	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,100	0	0	1,105	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
142,400	142,400	142,400	123,896	123,896	0

009-260-002-00 2017 Est. T.C.V. TRINGALI JOSEPH J & DANA C
 Property Class: 402 DANA TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE D 950/FF	70.00	71.00	0.9622	0.7837	950	100		50,145
70 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	50,145

2017 Est. T.C.V. 009-260-002-00 = 50,145

Est. TCV/Total Floor Area = 29.85, Most recent sale 11/10/2016 for 65,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,800	23,800	23,800	23,377	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,300	0	0	1,723	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,100	25,100	25,100	23,587	25,100	0	

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009-260-003-00	2017 Est. T.C.V.	CREECH EMIL D
Property Class: 401		111 DANA TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE D 950/FF	125.00	111.17	0.8324	0.8965	950	100		88,613
125 Actual Front Feet, 0.32 Total Acres								Total Est. Land Value = 88,613

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 1984

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1730 SF Floor Area = 1730 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Brick	Crawl Space	61.28	-7.58	1.87	1350	75,020
1	Story Siding	Slab	54.07	-9.15	1.87	380	17,780

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	2	3,950
Separate Shower	670.00	1	670

(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: Interior 1 Story	2900.00	1	2,900

(16) Porches

CGEP (1 Story), Standard	32.22	190	6,122
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(17) Garages

Class:CD Exterior: Brick Foundation: 42 Inch (Finished)

Base Cost	18.20	1200	21,840
Common Wall: 1 Wall	-2225.00	1	-2,225
Automatic Doors	375.00	2	750
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 181,886

Phy/Ab.Phy/Func/Econ/Comb.%Good= 67/100/100/100/67.0, Depr.Cost = 121,864
 ECF (4520 NORTHSORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 169,390

2017 Est. T.C.V. 009-260-003-00 = 258,953

Est. TCV/Total Floor Area = 149.68

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
132,000	132,000	132,000	121,975	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,500	0	0	1,097	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
129,500	129,500	129,500	123,072	123,072	123,072

009-260-005-00 2017 Est. T.C.V. HAMMING PERCY & KAY M
 Property Class: 401 103 S DANA TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1000/FF	60.00	153.00	1.0000	1.0000	1000	100		60,000
60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								60,000

Land Improvement Cost Estimates
 Land Improvment Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	200	50	161
D/W/P: 3.5 Concrete	3.44	1.00	240	50	413
Total Estimated Land Improvements True Cash Value =					574

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1286 SF Floor Area = 1510 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.30	-9.15	0.00	390	21,509
1.25	Story Siding	Crawl Space	73.95	-9.15	0.00	896	58,061

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: Exterior 1 Story 3875.00 1 3,875

(16) Porches
 CCP (1 Story), Standard 20.73 256 5,307
 CPP, Standard 35.92 14 503
 CCP (1 Story), Standard 36.44 56 2,041

(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 20.98 384 8,056

County Multiplier = 1.38 => Cost New = 144,573

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 102,647
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 143,706

2017 Est. T.C.V. 009-260-005-00 = 204,280

Est. TCV/Total Floor Area = 135.28, Most recent sale 08/25/2004 for 250,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
102,500	102,500	102,500	98,338	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-400	0	885	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
102,100	102,100	102,100	99,223	99,223	0

009-260-006-00 2017 Est. T.C.V. KING LARRY
 Property Class: 402 DANA TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1000/FF	65.00	154.00	0.9763	1.0000	1000	100		63,458
65 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	63,458

2017 Est. T.C.V. 009-260-006-00 = 63,458

Est. TCV/Total Floor Area = 42.03

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,200	38,200	38,200	35,468	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-6,500	0	0	-3,768	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,700	31,700	31,700	35,787	31,700	0	

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009-260-007-00 2017 Est. T.C.V. GLEASON MICHAEL M & KELLEY A TRUST
 Property Class: 401 7017 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1000/FF	60.00	110.00	1.0000	1.0000	1000	100		60,000
60 Actual Front Feet, 0.15 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: 4in Concrete	3.61	1.00	528	0	0
D/W/P: 3.5 Concrete	3.44	1.00	60	0	0
Shed: Wood Frame	11.40	1.00	100	50	570
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,995

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C+5 Blt 1977

(11) Heating System: Forced Hot Water
 Ground Area = Size for Rates = 1400 SF Floor Area = 2800 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	105.26	-11.52	2.33	1400	134,498

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, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Wood Stove	1350.00	1	1,350

(16) Porches			
CCP (1 Story), Standard	31.93	80	2,554
CGEP (1 Story), Standard	30.03	255	7,658

(16) Deck/Balcony			
Treated Wood, Standard	6.10	700	4,270

(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	15.96	848	13,534
Common Wall: 1/2 Wall	-650.00	1	-650
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 241,398

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 181,049
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 244,416

2017 Est. T.C.V. 009-260-007-00	=	306,411
Est. TCV/Total Floor Area = 109.43, Most recent sale 08/10/2007 for 365,000		
2016 Assessed	MBOR	S.E.V.
132,100	132,100	132,100
	Base for Cap	C.P.I.
	121,032	0.90
2017	New Eq. Adjustment	Loss
	500	20,600
		0
	Additions	Tax Adjustment
	500	1,089
		0
2017 Assessed	MBOR	S.E.V.
	Capped	->Taxable<-
		PRE/MBT

Parcel Number: 009-260-007-00

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153,200	153,200	153,200	122,621	122,621	0
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009-260-008-00 2017 Est. T.C.V. CORRIGAN TERRY D & MICHELLE L
 Property Class: 401 6999 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1000/FF	45.00	104.00	1.0901	1.0000	1000	100		49,056
45 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								49,056

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	960	50	1,651
Shed: Wood Frame	12.07	1.00	80	50	483
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.1	97	2,668
Total Estimated Land Improvements True Cash Value =					4,802

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1987

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 1448 SF Floor Area = 2172 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	80.40	0.00	2.87	1448	120,575

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

(13) Plumbing

Average Fixture(s)	Rate	Size	Cost
3 Fixture Bath	2400.00	2	4,800
2 Fixture Bath	1600.00	1	1,600

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	Rate	Size	Cost
	1915.00	1	1,915

(16) Porches

WCP (1 Story), Standard	Rate	Size	Cost
	35.64	56	1,996

(16) Deck/Balcony

Treated Wood, Standard	Rate	Size	Cost
Treated Wood, Standard	6.32	488	3,084
	9.73	60	584

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

Base Cost	Rate	Size	Cost
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 206,428

Phy/Ab.Phy/Func/Econ/Comb.%Good= 76/100/100/100/76.0, Depr.Cost = 156,886

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	Rate	Size	Cost
	11.45	600	6,870

 County Multiplier = 1.38 => Cost New = 9,481
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 4,740

Total Depreciated Cost = 161,626

Parcel Number: 009-260-008-00

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ECF (4520 NORTHSORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 226,276

2017 Est. T.C.V. 009-260-008-00	=	280,134			
Est. TCV/Total Floor Area = 128.98, Most recent sale 09/01/1999 for 206,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
135,700	135,700	135,700	122,584	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,400	0	1,103	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
140,100	140,100	140,100	123,687	123,687	0

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009-260-009-00 2017 Est. T.C.V. BYRSKI EDWARD J
 Property Class: 401 6989 W REDMAN DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1000/FF	45.00	122.00	1.0901	1.0000	1000	100		49,056
45 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								49,056

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	200	71	488
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 =					2,838

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1977

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1068 SF Floor Area = 1458 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	84.57	-9.61	0.00	780	58,469
1	Story Siding	Slab	66.42	-11.63	0.00	288	15,780

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
Fireplace: Exterior 1 Story	3875.00	1	3,875

(16) Porches

CCP (1 Story), Standard	31.10	88	2,737
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(16) Deck/Balcony

Treated Wood,Standard	6.58	324	2,132
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(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	24.83	336	8,343
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County Multiplier = 1.38 => Cost New = 136,823

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 97,144
 ECF (4520 NORTHSORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 136,002

2017 Est. T.C.V. 009-260-009-00 = 187,896
 Est. TCV/Total Floor Area = 128.87

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
93,100	93,100	93,100	68,515	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	800	0	0	616	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
93,900	93,900	93,900	69,131	69,131	0

009-260-010-00	2017 Est. T.C.V.	PRYBULA KORNELIA TRUST
Property Class: 401		6979 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1000/FF	50.00	124.00	1.0562	1.0000	1000	100		52,811
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	52,811

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	476	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 2S Cls C Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 888 SF Floor Area = 1776 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	108.74	0.00	0.00	888	96,561

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

(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

(16) Porches			
WPP, Standard	8.28	436	3,610

(16) Deck/Balcony			
Treated Wood, Standard	9.73	60	584

(17) Garages			
Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)			
Base Cost	15.68	480	7,526
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 159,553

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 111,687

Separately Depreciated Items:

(9) Basement Finish			
Basement Recreation Finish	11.45	888	10,168
County Multiplier = 1.38 =>		Cost New =	14,031
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	7,016

Total Depreciated Cost = 118,703
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 160,249

2017 Est. T.C.V. 009-260-010-00 = 215,410

Est. TCV/Total Floor Area = 121.29

2016 Assessed MBOR S.E.V. Base for Cap C.P.I.

Parcel Number: 009-260-010-00

Page: 2

	109,200	109,200	109,200	81,196	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,500	0	0	730	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	107,700	107,700	107,700	81,926	81,926	0

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009-260-011-00	2017 Est. T.C.V.	QUIACHON ERNESTO B & ROSA S TRUST
Property Class: 401		6969 W REDMAN DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1000/FF	50.00	150.00	1.0562	1.0000	1000	100		52,811
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	52,811

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	1010	79	2,745
Total Estimated Land Improvements True Cash Value =					2,745

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+5 Blt 1989

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1066 SF Floor Area = 1534 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	69.76	0.00	0.00	220	15,347
1.25	Story Siding	Basement	80.23	0.00	0.00	140	11,232
1	Story Siding	Basement	69.76	0.00	0.00	273	19,044
2	Story Siding	Basement	110.26	0.00	0.00	433	47,743

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

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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
Fireplace: Interior 2 Story	3825.00	1	3,825

(16) Porches

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

Treated Wood, Standard	6.85	240	1,644
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(17) Garages

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

Base Cost	21.43	455	9,751
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 167,764

Phy./Ab.Phy./Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 125,823

Separately Depreciated Items:

(9) Basement Finish

Basement Living Finish	17.25	706	12,179
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County Multiplier = 1.38 => Cost New = 16,806

Phy./Ab.Phy./Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 8,403

Total Depreciated Cost = 134,226

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 187,917

Parcel Number: 009-260-011-00

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2017 Est. T.C.V. 009-260-011-00				=	243,473	
Est. TCV/Total Floor Area = 158.72						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
123,700	123,700	123,700	104,591	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-2,000	0	0	941	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
121,700	121,700	121,700	105,532	105,532	0	

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009-260-012-00 2017 Est. T.C.V. STOLICKER TIMOTHY & MELISSA
 Property Class: 401 6959 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1000/FF	50.00	182.00	1.0562	1.0000	1000	100		52,811
50 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								52,811

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+10 Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1210 SF Floor Area = 2235 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	90.97	-10.23	3.16	1210	101,519
1	Story Siding	Overhang	37.72	0.00	0.00	420	15,842

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
Separate Shower	775.00	1	775

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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
Fireplace: Raised Hearth	170.00	1	170

(16) Porches

WPP, Standard	7.44	552	4,107
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(17) Garages

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

Base Cost	18.97	840	15,935
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 210,050

Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0, Depr.Cost = 197,447
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 276,426

2017 Est. T.C.V. 009-260-012-00 = 331,612

Est. TCV/Total Floor Area = 148.37, Most recent sale 11/07/2014 for 328,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
160,000	160,000	160,000	157,170	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,800	0	0	1,414	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
165,800	165,800	165,800	158,584	158,584	0

009-260-013-00 2017 Est. T.C.V. ISHAM GERALD R & IRIS I
 Property Class: 401 104 S MARK TRL
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * 45'X95': EFF 61'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1000/FF	45.00	164.24	0.9951	1.0000	1000	100		44,777
REDMAN ISLE/BAY	16.00	164.24	1.0000	1.0000	200	100		3,200
61 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								47,977

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	94	2,350
Total Estimated Land Improvements True Cash Value =					2,350

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1977

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	78.07	0.00	0.00	952	74,323

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
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(16) Deck/Balcony

Treated Wood,Standard	6.73	272	1,831
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County Multiplier = 1.38 => Cost New = 112,560

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 79,918
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 111,885

2017 Est. T.C.V. 009-260-013-00 = 162,212

Est. TCV/Total Floor Area = 136.31

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
81,200	81,200	81,200	63,245	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-100	0	0	569	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
81,100	81,100	81,100	63,814	63,814	0	

009-260-014-00	2017 Est. T.C.V.	PIEKACZ KENNETH L & S MARK TRL
Property Class: 402		LAKE CITY, MI 49651
Map #:	LAKE TOWNSHIP	

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * EFF: PIE SHAPE ~ 108X35

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> GROUP I		\$60000			60000	100		60,000
109 Actual Front Feet, 0.19		Total Acres			Total Est.		Land Value =	60,000

2017 Est. T.C.V. 009-260-014-00			=	60,000	
Est. TCV/Total Floor Area = 50.42					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
30,000	30,000	30,000	20,136	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	181	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
30,000	30,000	30,000	20,317	20,317	0

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009-260-015-00	2017 Est. T.C.V.	MCKINNON DONALD & MARILYN
Property Class: 401		157 S MARK TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1000/FF	85.00	110.00	0.9008	1.0000	1000	100		76,566
85 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								76,566

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 1.75S Cls C+5 Blt 1997

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1580 SF Floor Area = 2765 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	94.90	-9.09	0.00	1580	135,580

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Brick Veneer	8.25	248	2,046

(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: Wood Stove	1350.00	1	1,350

(16) Porches			
CCP (1 Story), Standard	16.73	535	8,951

(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	20.93	690	14,442
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 235,642

Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0, Depr.Cost = 205,009
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 287,012

2017 Est. T.C.V. 009-260-015-00 = 364,518
Est. TCV/Total Floor Area = 131.83, Most recent sale 05/01/1995 for 100,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
179,500	179,500	179,500	148,227	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,800	0	0	1,334	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
182,300	182,300	182,300	149,561	149,561	149,561

009-260-016-00	2017 Est. T.C.V.	MCKINNON DONALD & MARILYN
Property Class: 402		S MARK TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1000/FF	85.00	102.00	0.9008	1.0000	1000	100		76,566
85 Actual Front Feet, 0.20	Total Acres		Total Est. Land Value =					76,566

2017 Est. T.C.V. 009-260-016-00 = 76,566

Est. TCV/Total Floor Area = 27.69

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
46,700	46,700	46,700	33,705	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-8,400	0	0	303	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,300	38,300	38,300	34,008	34,008	34,008	

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009-260-017-00 2017 Est. T.C.V. JENKINS JOANNE E TRUST
 Property Class: 401 133 S MARK TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1000/FF	65.00	139.00	0.9763	1.0000	1000	100		63,458
65 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								63,458

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	480	81	1,337
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 =					3,687

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1329 SF Floor Area = 1985 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	101.15	-9.07	0.00	656	60,404
1	Story Siding	Crawl Space	63.98	-9.07	0.00	250	13,728
1	Story Siding	Crawl Space	63.98	-9.07	0.00	48	2,636
1	Story Siding	Crawl Space	63.98	-9.07	0.00	375	20,591

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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(14) Water/Sewer

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	6.22	528	3,284
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(17) Garages

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

Base Cost	20.00	528	10,560
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 171,624

Phy/Ab.Phy/Func/Econ/Comb.%Good= 79/100/100/100/79.0, Depr.Cost = 135,583

Separately Depreciated Items:

Square footage # 4 is depreciated at 84 %Good...	Base Cost Was =	20,591
County Multiplier = 1.38 =>	Cost New =	28,416
Phy/Ab.+hy/Func/Econ/Comb.%Good= 5/100/100/100/5.0,	Depr.Cost =	1,421
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =		191,805

2017 Est. T.C.V. 009-260-017-00	=	258,950
Est. TCV/Total Floor Area = 130.45, Most recent sale 04/15/1999 for 0		
2016 Assessed	MBOR	S.E.V.
131,900	131,900	131,900
2017	New Eq. Adjustment	Loss
	Additions	Tax Adjustment
		Losses

Parcel Number: 009-260-017-00

Page: 2

0	-2,400	0	0	927	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
129,500	129,500	129,500	103,946	103,946	103,946

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009-260-018-00	2017 Est. T.C.V.	JENKINS MARK A
Property Class: 402		S MARK TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1000/FF	70.00	148.00	0.9548	1.0000	1000	100		66,837
70 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	66,837

2017 Est. T.C.V. 009-260-018-00 = 66,837

Est. TCV/Total Floor Area = 33.67, Most recent sale 02/01/2003 for 110,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,400	40,400	40,400	40,400	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-7,000	0	-7,000	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
33,400	33,400	33,400	40,763	33,400	0

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009-260-019-00 2017 Est. T.C.V. GRILL DONALD L & CATHY A
 Property Class: 401 125 S MARK TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1000/FF	65.00	141.00	0.9763	1.0000	1000	100		63,458
65 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								63,458

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 1.25S Cls C Blt 1984

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1334 SF Floor Area = 1718 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	81.44	-9.06	2.87	768	57,792
1	Story Siding	Crawl Space	63.94	-9.06	1.92	336	19,085
1+	Story Siding	Basement	67.23	0.00	1.92	230	15,905

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	2	4,800

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	28.24	112	3,163
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(16) Deck/Balcony

Treated Wood, Standard	6.44	408	2,628
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(17) Garages

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

Base Cost	17.28	720	12,442
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 169,464

Phy/Ab.Phy/Func/Econ/Comb.%Good= 66/100/100/100/66.0, Depr.Cost = 111,847
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 156,585

2017 Est. T.C.V. 009-260-019-00 = 220,983

Est. TCY/Total Floor Area = 128.63, Most recent sale 04/27/2015 for 230,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
120,300	120,300	120,300	120,300	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-9,800	0	-9,800	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
110,500	110,500	110,500	121,382	110,500	0

009-260-020-00 2017 Est. T.C.V. ZIMMERMAN MELVIN D & MARCIA A
 Property Class: 401 121 S MARK TRL
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1000/FF	70.00	134.00	0.9548	1.0000	1000	100		66,837
70 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								66,837

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	94	2,350
Total Estimated Land Improvements True Cash Value =					2,350

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1080 SF Floor Area = 1620 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	88.62	-10.06	3.01	1080	88,096

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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(16) Porches

WCP (1 Story), Standard	21.95	192	4,214
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(16) Deck/Balcony

Treated Wood, Standard	9.73	60	584
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(17) Garages

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

Base Cost	19.20	576	11,059
Common Wall: 1/2 Wall	-650.00	1	-650
Automatic Doors	375.00	1	375
Storage area over garage	3.95	300	1,185

County Multiplier = 1.38 => Cost New = 157,044

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 141,340
 ECF (4520 NORTHSORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 197,875

2017 Est. T.C.V. 009-260-020-00 = 267,062

Est. TCV/Total Floor Area = 164.85, Most recent sale 04/01/2001 for 85,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
132,800	132,800	132,800	125,240	0.90		
2017	New Eq.	Adj. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	700	0	0	1,127	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
133,500	133,500	133,500	126,367	126,367	126,367	

009-260-021-00 2017 Est. T.C.V. WOODISON RICHARD G & JOYCE E
 Property Class: 401 117 S MARK TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1000/FF	65.00	143.00	0.9763	1.0000	1000	100		63,458
65 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								63,458

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	94	2,350
Total Estimated Land Improvements True Cash Value =					2,350

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 1989

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1246 SF Floor Area = 1869 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	86.44	-9.68	0.00	1246	95,643

Other Additions/Adjustments Rate Size Cost

(1) Exterior

Brick Veneer	8.25	704	5,808
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(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	53.45	25	1,336
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(17) Garages

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

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

County Multiplier = 1.38 => Cost New = 169,974

Phy/Ab.Phy/Func/Econ/Comb.%Good= 79/100/100/100/79.0, Depr.Cost = 134,279

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	6.42	433	2,780
County Multiplier = 1.38 => Cost New =			3,836
Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost =			3,146

Total Depreciated Cost = 137,425
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 192,395

2017 Est. T.C.V. 009-260-021-00 = 258,203
 Est. TCV/Total Floor Area = 138.15

Parcel Number: 009-260-021-00

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2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
128,100	128,100	128,100	122,387	0.90		
2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	1,101	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
129,100	129,100	129,100	123,488	123,488	123,488	

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009-260-022-00 2017 Est. T.C.V. NENNINGER KENNETH R & TRUDY L
 Property Class: 401 113 S MARK TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1000/FF	70.00	161.00	0.9548	1.0000	1000	100		66,837
70 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								66,837

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	94	2,350
Total Estimated Land Improvements True Cash Value =					2,350

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1989

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1036 SF Floor Area = 1036 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 63.44 -9.21 0.00 1036 56,182

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, 100 Feet 2700.00 1 2,700

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

(16) Deck/Balcony
 Treated Wood,Standard 6.48 366 2,372

(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 = 107,123

Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/100/100/100/72.0, Depr.Cost = 77,128
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 107,980

2017 Est. T.C.V. 009-260-022-00 = 177,167

Est. TCV/Total Floor Area = 171.01, Most recent sale 05/01/2002 for 178,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
93,300	93,300	93,300	91,408	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,700	0	-2,808	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
88,600	88,600	88,600	92,230	88,600	0

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009-260-023-00	2017 Est. T.C.V.	LUDDEN GERALD D & VIRGINIA L TTEE
Property Class: 401		109 S MARK TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1000/FF	75.00	166.00	0.9352	1.0000	1000	100		70,144
75 Actual Front Feet, 0.29 Total Acres				Total Acres	Total Est. Land Value =			70,144

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
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 2500	2500.00	1.00	1.0	94	2,350
Total Estimated Land Improvements True Cash Value =					3,391

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C+5 Blt 1988

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 676 SF Floor Area = 1360 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	121.38	-11.39	-0.57	676	73,968
1	Story Siding	Overhang	42.41	0.00	0.00	8	339

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

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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
Fireplace: Exterior 2 Story	4650.00	1	4,650

(16) Porches

WGEP (1 Story), Standard	86.22	24	2,069
WPP, Standard	11.72	160	1,875
WPP, Standard	19.51	48	936
WPP, Standard	11.72	160	1,875
WPP, Standard	13.27	120	1,592
WPP, Standard	11.89	154	1,831

County Multiplier = 1.38 => Cost New = 135,342

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 101,506
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 137,034

2017 Est. T.C.V. 009-260-023-00 = 210,569

Est. TCV/Total Floor Area = 154.83

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
112,400	112,400	112,400	92,073	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-7,100	0	828	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
105,300	105,300	105,300	92,901	92,901	0	

009-260-024-00 2017 Est. T.C.V. BOLDA ROBERT ALAN
 Property Class: 402 S MARK TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1000/FF	70.00	150.00	0.9548	1.0000	1000	100		66,837
75 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	66,837

2017 Est. T.C.V. 009-260-024-00 = 66,837

Est. TCV/Total Floor Area = 49.14

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
40,400	40,400	40,400	38,203	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-7,000	0	0	-4,803	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
33,400	33,400	33,400	38,546	33,400	0

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009-260-025-00 2017 Est. T.C.V. KUNKEL BRIAN P
 Property Class: 401 S MARK TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1000/FF	63.80	149.00	0.9817	1.0000	1000	100		62,635
60 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								62,635

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.43	1.00	99	50	566
Total Estimated Land Improvements True Cash Value =					566

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 2016

(11) Heating System: Forced Air w/ Ducts
 (Heating system cost adjusted in area(s): 1)

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	74.37	-10.96	2.06	780	51,067

Other Additions/Adjustments Rate Size Cost

(13) Plumbing							
3 Fixture Bath		2400.00			-1		-2,400
(14) Water/Sewer							
Well, 50 Feet		1575.00			1		1,575
1000 Gal Septic		3085.00			1		3,085

(16) Porches WCP (1 Story), Standard 23.75 156 3,705

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(16) Deck/Balcony Treated Wood,Standard 16.41 21 345

County Multiplier = 1.38 => Cost New = 79,179

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 78,387
 ECF (4520 NORTHSORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 109,742
 60 % Completed => Est. True Cash Value 2017 = 65,845

2017 Est. T.C.V. 009-260-025-00 = 129,046

Est. TCV/Total Floor Area = 165.44, Most recent sale 07/31/2015 for 107,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,700	37,700	37,700	37,700	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
33,600	-6,800	0	33,600	-6,800	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
64,500	64,500	64,500	71,639	64,500	0	

009-260-026-00	2017 Est. T.C.V.	KEINATH JAMES P & GWEN L
Property Class: 401		6945 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1000/FF	66.40	163.00	0.9701	1.0000	1000	100		64,411
70 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value = 64,411

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	150	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	288	0	0
D/W/P: Asphalt Paving	1.61	1.00	288	0	0
D/W/P: Patio Blocks	8.13	1.00	200	0	0
Shed: Wood Frame	11.53	1.00	96	50	554
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 =					2,929

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+10 Blt 1983

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1120 SF Floor Area = 1408 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	72.44	0.00	1.22	1120	82,499
1	Story Siding	Overhang	38.24	0.00	0.00	288	11,013

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

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Basement Recreation Finish	11.45	360	8,412
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
Separate Shower	775.00	1	775

(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: Wood Stove	1350.00	1	1,350

(16) Porches

CCP (1 Story), Standard	27.17	120	3,260
WPP, Standard	8.72	376	3,279

(17) Garages

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

Base Cost	19.53	780	15,233
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 183,518

Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0, Depr.Cost = 135,803
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 190,124

2017 Est. T.C.V. 009-260-026-00 = 257,464

Est. TCV/Total Floor Area = 182.86, Most recent sale 05/01/1998 for 162,500

Parcel Number: 009-260-026-00

Page: 2

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
126,000	126,000	126,000	118,107	0.90		
2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	0	1,062	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
128,700	128,700	128,700	119,169	119,169	119,169	

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009-260-027-00 2017 Est. T.C.V. SCULLY ANDREW J TRUST
 Property Class: 401 6939 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1000/FF	60.00	159.00	1.0000	1.0000	1000	100		60,000
60 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								60,000

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	94	2,350
Total Estimated Land Improvements True Cash Value =					2,350

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1991

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 896 SF Floor Area = 1344 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	87.43	0.00	2.87	896	80,909

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

(13) Plumbing

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

(14) Water/Sewer

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 (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 = 138,991

Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0, Depr.Cost = 116,753
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 163,454

2017 Est. T.C.V. 009-260-027-00 = 225,804
 Est. TCV/Total Floor Area = 168.01

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
112,500	112,500	112,500	88,774	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	0	798	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
112,900	112,900	112,900	89,572	89,572	89,572	

009-260-028-00 2017 Est. T.C.V. EMERY NATHAN F & SHARON K
 Property Class: 401 6929 W REDMAN DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1000/FF	80.00	140.00	0.9173	1.0000	1000	100		73,385
80 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								73,385

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 1996

(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	57.75	-8.45	0.00	1152	56,794

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

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
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(16) Deck/Balcony

Treated Wood, Standard	6.43	280	1,800
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County Multiplier = 1.38 => Cost New = 91,341

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 73,073
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.200 => TCV of Bldg: 1 = 87,687

2017 Est. T.C.V. 009-260-028-00 = 162,012

Est. TCV/Total Floor Area = 140.64, Most recent sale 02/20/2012 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
93,600	93,600	93,600	92,476	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-12,600	0	0	-11,476	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
81,000	81,000	81,000	93,308	81,000	0

009-260-029-00 2017 Est. T.C.V. INMAN JOHN C JR
 Property Class: 401 6919 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * IRR SHAPE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE D 950/FF	40.00	129.00	0.8396	0.9374	950	100		29,908
GROUP J 450/FF	80.75	65.92	1.0000	1.0000	450	100		36,338
121 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								66,246

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 D Blt 1991

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1232 SF Floor Area = 1232 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	46.46	-7.96	2.59	1232	50,623

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, 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	27.08	270	7,312
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(16) Deck/Balcony

Treated Wood, Standard	6.04	320	1,933
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(17) Garages

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

Base Cost	16.37	672	11,001
Automatic Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 106,419

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 79,814
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.200 => TCV of Bldg: 1 = 95,777

2017 Est. T.C.V. 009-260-029-00 = 162,963

Est. TCV/Total Floor Area = 132.28

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
83,200	83,200	83,200	63,407	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,700	0	0	570	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
81,500	81,500	81,500	63,977	63,977	63,977

009-260-030-00 2017 Est. T.C.V. HOYLE WAYNE L & KATHERINE M TRUST
 Property Class: 401 6911 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	60.00	126.00	1.0000	1.0000	1100	100		66,000
60 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								66,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C-5 Blt 2001

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1200 SF Floor Area = 1500 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Crawl Space	71.04	-8.85	0.00	1200	74,628

Other Additions/Adjustments	Rate	Size	Cost
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(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, 100 Feet	2700.00	1	2,700

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 1 Story	2200.00	1	2,200

(16) Porches

WCP (1 Story), Standard	18.75	320	6,000
WCP (1 Story), Standard	45.75	36	1,647

(16) Deck/Balcony

Treated Wood, Standard	9.52	64	609
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(17) Garages

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

Base Cost	16.02	840	13,457
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 150,355

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 127,802
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 178,923

2017 Est. T.C.V. 009-260-030-00 = 245,893

Est. TCV/Total Floor Area = 163.93, Most recent sale 05/06/2014 for 238,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
120,800	120,800	120,800	120,800	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,100	0	0	1,087	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
122,900	122,900	122,900	121,887	121,887	0

009-260-031-00 2017 Est. T.C.V. ELENBAAS LYNN J & LUANNE TRUST
 Property Class: 401 6899 W REDMAN DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	60.00	137.00	1.0000	1.0000	1100	100		66,000
60 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								66,000

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	660	0	0
Dock: Light posts	21.31	1.00	64	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 1978

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1182 SF Floor Area = 1193 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	65.20	-9.36	0.00	1182	66,003
0.5	Story Siding	Overhang	17.82	0.00	0.00	22	392

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: Interior 1 Story	3250.00	1	3,250

(16) Porches

WPP, Standard	7.93	478	3,791
WCP (1 Story), Standard	27.44	112	3,073
CCP (1 Story), Standard	27.44	118	3,238

(16) Deck/Balcony

Treated Wood, Standard	7.13	192	1,369
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(17) Garages

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

Base Cost	19.63	550	10,797
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 135,239

Phy/Ab.Phy/Func/Econ/Comb.%Good= 62/100/100/100/62.0, Depr.Cost = 83,848

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood, Standard	6.22	528	3,284
County Multiplier = 1.38 => Cost New =			4,532
Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0, Depr.Cost =			4,034

Parcel Number: 009-260-031-00

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Total Depreciated Cost =	87,882
ECF (4520 NORTSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 =	122,155

2017 Est. T.C.V. 009-260-031-00	=	190,530
Est. TCV/Total Floor Area = 159.71, Most recent sale 07/31/2015 for 194,900		

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
100,300	100,300	100,300	100,300	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,000	0	0	-5,000	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
95,300	95,300	95,300	101,202	95,300	0	

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009-260-032-00	2017 Est. T.C.V.	SADOWSKI JOHN A
Property Class: 401		6889 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	60.00	118.00	1.0000	1.0000	1100	100		66,000
60 Actual Front Feet, 0.16 Total Acres								Total Est. Land Value = 66,000

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	774	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

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

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	54.18	-7.62	1.87	1272	61,603
1	Story Siding	Crawl Space	54.18	-7.62	1.87	288	13,948
1	Story Siding	Crawl Space	54.18	-7.62	1.87	140	6,780

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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(14) Water/Sewer

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

WPP, Standard	15.19	80	1,215
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(16) Deck/Balcony

Treated Wood,Standard	7.59	120	911
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(17) Garages

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

Base Cost	18.51	572	10,588
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 141,229

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 84,737

Separately Depreciated Items:

Square footage # 2 is depreciated at 86 %Good...	Base Cost Was =	13,948
County Multiplier = 1.38 =>	Cost New =	19,248
Phy/Ab.+hy/Func/Econ/Comb.%Good= 26/100/100/100/26.0,	Depr.Cost =	5,004
Square footage # 3 is depreciated at 94 %Good...	Base Cost Was =	6,780
County Multiplier = 1.38 =>	Cost New =	9,357
Phy/Ab.+hy/Func/Econ/Comb.%Good= 34/100/100/100/34.0,	Depr.Cost =	3,181
ECF (4520 NORTHSORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 =		125,446

2017 Est. T.C.V. 009-260-032-00 = 193,821

Parcel Number: 009-260-032-00

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Est. TCV/Total Floor Area = 114.01

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
100,600	100,600	100,600	72,904	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-3,700	0	0	656	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
96,900	96,900	96,900	73,560	73,560	73,560	

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009-260-033-00 2017 Est. T.C.V. STRONG MICHAEL R & CATHERINE A
 Property Class: 401 6879 W REDMAN DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	60.00	105.00	1.0000	1.0000	1100	100		66,000
60 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								66,000

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C+5 Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1104 SF Floor Area = 2208 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	109.58	-10.00	4.02	1104	114,374

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, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	21.95	192	4,214
WCP (1 Story), Standard	66.55	16	1,065

County Multiplier = 1.38 => **Draft Record Card - Printed before March Board of Review** Cost New = 177,455

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 156,160
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 210,817

2017 Est. T.C.V. 009-260-033-00 = 276,817

Est. TCV/Total Floor Area = 125.37, Most recent sale 05/26/2004 for 70,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
136,100	136,100	136,100	125,897	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	0	1,133	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
138,400	138,400	138,400	127,030	127,030	0	

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009-260-034-00 2017 Est. T.C.V. CRISP ROBERT E ETAL
 Property Class: 401 6869 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	60.00	125.00	1.0000	1.0000	1100	100		66,000
60 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								66,000

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	60	71	147
Total Estimated Land Improvements True Cash Value =					147

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1162 SF Floor Area = 1162 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	68.68	-9.87	-0.28	1162	68,012

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, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1,915.00	1	1,915
Fireplace: Wood Stove	1,350.00	1	1,350

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(16) Deck/Balcony

Treated Wood,Standard	6.16	546	3,363
Treated Wood,Standard	8.10	110	891

(17) Garages

Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	17.55	576	10,109
Common Wall: 1 Wall	-1025.00	1	-1,025
Mechanical Doors	350.00	1	350
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	19.47	560	10,903
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 139,194

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 83,516
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 112,747

2017 Est. T.C.V. 009-260-034-00 = 178,894

Est. TCV/Total Floor Area = 153.95

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
93,700	93,700	93,700	84,642	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,300	0	761	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
89,400	89,400	89,400	85,403	85,403	85,403

009-260-035-00 2017 Est. T.C.V. CRISP ROBERT E ETAL
 Property Class: 402 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	60.00	145.00	1.0000	1.0000	1100	100		66,000
55 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	66,000

2017 Est. T.C.V. 009-260-035-00 = 66,000

Est. TCV/Total Floor Area = 56.80

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,000	33,000	33,000	28,818	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	259	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,000	33,000	33,000	29,077	29,077	29,077	

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009-260-036-00	2017 Est. T.C.V.	PATRICK FLOYD B III & MARY R TRUST
Property Class: 401		6849 W REDMAN DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	60.00	171.00	1.0000	1.0000	1100	100		66,000
55 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	66,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	644	94	2,288
Total Estimated Land Improvements True Cash Value =					2,288

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

(11) Heating System: Electric Baseboard

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.17	-8.92	-0.21	936	47,773

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, 100 Feet	2550.00	1	2,550

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CCP (1 Story), Standard	42.82	39	1,670
CGEP (1 Story), Standard	32.06	192	6,156

(17) Garages

Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	20.85	352	7,339
Automatic Doors	375.00	1	375
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	15.63	802	12,535
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 112,944

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 67,766
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 91,485

2017 Est. T.C.V. 009-260-036-00 = 159,773

Est. TCV/Total Floor Area = 170.70, Most recent sale 06/07/2007 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
83,300	83,300	83,300	70,350	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,400	0	633	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
79,900	79,900	79,900	70,983	70,983	0	

009-260-037-00	2017 Est. T.C.V.	ZISSLER GAIL M
Property Class: 401		6839 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	60.00	175.00	1.0000	1.0000	1100	100		66,000
55 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								66,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.26	1.00	108	72	876
Total Estimated Land Improvements True Cash Value =					876

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1795 SF Floor Area = 2452 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	77.95	-8.37	0.00	962	66,936
1.5	Story Siding	Crawl Space	77.95	-8.37	0.00	352	24,492
1	Story Siding	Crawl Space	61.17	-8.37	0.00	481	25,397

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: Interior 1 Story 3250.00 1 3,250

(16) Porches
WCP (1 Story), Standard 31.12 80 2,490
WCP (1 Story), Standard 21.95 192 4,214

(16) Deck/Balcony
Treated Wood, Standard 7.40 159 1,177

(17) Garages
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 15.56 896 13,942
Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 203,804

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 152,853
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 213,995

2017 Est. T.C.V. 009-260-037-00					=	280,871
Est. TCV/Total Floor Area = 114.55, Most recent sale 07/01/2002 for 160,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
132,100	132,100	132,100	132,100	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,300	0	0	1,188	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
140,400	140,400	140,400	133,288	133,288	133,288	

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009-260-038-00 2017 Est. T.C.V. SCHLICKER GARY A & PAULA J
 Property Class: 401 6829 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	60.00	174.00	1.0000	1.0000	1100	100		66,000
60 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								66,000

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	90	71	204
Total Estimated Land Improvements True Cash Value =					204

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 720 SF Floor Area = 900 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	74.11	-9.56	0.00	720	46,476

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, 100 Feet	2550.00	1	2,550

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	7.46	128	955
Treated Wood,Standard	11.92	36	429
Wood Balcony	15.00	24	360

(17) Garages

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

Base Cost	17.14	672	11,518
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 92,540

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 65,704
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 91,985

2017 Est. T.C.V. 009-260-038-00 = 158,189
 Est. TCV/Total Floor Area = 175.77, Most recent sale 09/01/1995 for 83,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,500	75,500	75,500	71,942	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	0	647	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
79,100	79,100	79,100	72,589	72,589	0	

009-260-039-00 2017 Est. T.C.V. COYNE RONALD L & RUTH M TRUST
 Property Class: 401 6819 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	60.00	164.00	1.0000	1.0000	1100	100		66,000
60 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								66,000

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	2260	0	0
Dock: Light posts	21.31	1.00	128	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 1.75S Cls C+5 Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1268 SF Floor Area = 1748 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	98.25	-9.64	0.00	640	56,710
1	Story Siding	Crawl Space	67.68	-9.64	0.00	404	23,448
1	Story Siding	Crawl Space	67.68	-9.64	0.00	112	6,500
1	Story Siding	Crawl Space	67.68	-9.64	0.00	112	6,500

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: Prefab 2 Story	2505.00	1	2,505

(16) Deck/Balcony

Treated Wood,Standard	6.31	496	3,130
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(17) Garages

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

Base Cost	16.72	768	12,841
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 167,839

Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0, Depr.Cost = 140,985
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 197,378

2017 Est. T.C.V. 009-260-039-00 = 268,128

Est. TCV/Total Floor Area = 153.39, Most recent sale 11/07/2012 for 242,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
126,400	126,400	126,400	122,273	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,700	0	0	1,100	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
134,100	134,100	134,100	123,373	123,373	123,373	

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009-260-040-00 2017 Est. T.C.V. TABER JERRY R TRUST
 Property Class: 401 6809 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	60.00	149.00	1.0000	1.0000	1100	100		66,000
60 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								66,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1984

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1024 SF Floor Area = 1280 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Crawl Space	76.96	-9.72	0.00	1024	68,854

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, 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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(16) Porches

WCP (1 Story), Standard	54.24	24	1,302
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(16) Deck/Balcony

Treated Wood, Standard	7.13	192	1,369
Treated Wood, Standard	9.94	56	557

(17) Garages

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

Base Cost	17.84	672	11,988
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 129,315

Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 94,400
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 132,160

2017 Est. T.C.V. 009-260-040-00 = 200,535

Est. TCV/Total Floor Area = 156.67

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
95,100	95,100	95,100	69,836	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,200	0	628	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
100,300	100,300	100,300	70,464	70,464	70,464

009-260-041-00 2017 Est. T.C.V. PERKINS RAYMOND N TRUSTEE
 Property Class: 401 6799 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	60.00	140.00	1.0000	1.0000	1100	100		66,000
60 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								66,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 864 SF Floor Area = 1080 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Crawl Space	70.96	-9.11	0.00	864	53,438

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, 100 Feet	2550.00	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	6.55	249	1,631
Wood Balcony	15.00	60	900

(17) Garages

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

Base Cost	15.30	720	11,016
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 102,990

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 66,943
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 93,721

2017 Est. T.C.V. 009-260-041-00 = 160,671

Est. TCV/Total Floor Area = 148.77

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
71,800	71,800	71,800	61,928	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,500	0	557	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,300	80,300	80,300	62,485	62,485	62,485	

009-260-042-00 2017 Est. T.C.V. MCCRAY GAR
 Property Class: 401 6789 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	60.00	133.00	1.0000	1.0000	1100	100		66,000
60 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								66,000

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	296	0	0
Shed: Wood Frame	10.75	1.00	80	94	808
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 =					1,758

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1974

(11) Heating System: Electric Baseboard
 Ground Area = Size for Rates = 1152 SF Floor Area = 1440 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	66.99	-8.45	-0.27	1152	67,127

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

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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: Interior 1 Story	2900.00	1	2,900

(16) Porches

WPP, Standard	26.61	24	639
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(16) Deck/Balcony

Treated Wood, Standard	6.29	320	2,013
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(17) Garages
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	17.50	528	9,240
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 125,840

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 75,504
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 101,930

2017 Est. T.C.V. 009-260-042-00 = 169,688
 Est. TCV/Total Floor Area = 117.84, Most recent sale 03/27/2007 for 4,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
86,700	86,700	86,700	86,700	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,900	0	-1,900	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
84,800	84,800	84,800	87,480	84,800	0

009-260-043-00 2017 Est. T.C.V. WILLIAMS YVONNE L
 Property Class: 401 6779 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	60.00	118.00	1.0000	1.0000	1100	100		66,000
60 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	66,000

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1176 SF Floor Area = 1470 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	54.27	-8.06	0.83	1176	55,319

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
Fireplace: Exterior 1 Story		3050.00		1	3,050

(16) Porches

WPP, Standard		22.70		32	726
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County Multiplier = 1.38 => Cost New = 87,413

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 61,189

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard		5.99		336	2,013
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County Multiplier = 1.38 => Cost New = 2,777

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost = 2,278

Total Depreciated Cost = 63,466

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 88,853

2017 Est. T.C.V. 009-260-043-00 = 154,853

Est. TCV/Total Floor Area = 105.34

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
74,000	74,000	74,000	66,042	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,400	0	0	594	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
77,400	77,400	77,400	66,636	66,636	0	

009-260-044-00	2017 Est. T.C.V.	SCHWARTZ KEVEN E
Property Class: 401		6769 W REDMAN DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	62.00	129.00	0.9918	1.0000	1100	100		67,643
62 Actual Front Feet, 0.18 Total Acres								
Total Est. Land Value =								67,643

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	700	73	1,758
Total Estimated Land Improvements True Cash Value =					1,758

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C-5 Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1212 SF Floor Area = 1404 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	70.94	-8.83	0.00	768	47,700
1	Story Siding	Crawl Space	61.67	-8.83	0.00	244	12,893
1	Story Siding	Crawl Space	61.67	-8.83	0.00	200	10,568

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, 100 Feet 2700.00 1 2,700

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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
WPP, Standard 13.27 120 1,592

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

County Multiplier = 1.38 => Cost New = 115,882

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 75,323

Separately Depreciated Items:

Square footage # 2 is depreciated at 84 %Good... Base Cost Was = 12,893
County Multiplier = 1.38 => Cost New = 17,792
Phy/Ab.+hy/Func/Econ/Comb.%Good= 19/100/100/100/19.0, Depr.Cost = 3,381
Square footage # 3 is depreciated at 75 %Good... Base Cost Was = 10,568
County Multiplier = 1.38 => Cost New = 14,584
Phy/Ab.+hy/Func/Econ/Comb.%Good= 10/100/100/100/10.0, Depr.Cost = 1,458

(16) Deck/Balcony
Treated Wood,Standard 7.90 120 948
County Multiplier = 1.38 => Cost New = 1,308
Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0, Depr.Cost = 1,099

(17) Garages
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 17.55 576 10,109
County Multiplier = 1.38 => Cost New = 13,950
Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0, Depr.Cost = 10,323

Parcel Number: 009-260-044-00

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	Total Depreciated Cost =	91,584
ECF (4520 NORTSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =		128,218

2017 Est. T.C.V. 009-260-044-00 = 197,619

Est. TCV/Total Floor Area = 140.75

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
93,800	93,800	93,800	93,800	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	0	844	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,800	98,800	98,800	94,644	94,644	0	

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009-260-045-00 2017 Est. T.C.V. BAAS PATRICIA J & SCHRIPEMA BONNIE
 Property Class: 401 6770 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

		* Factors *		LAKE FRONTAGE		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP A 1800	83.00	143.00	0.9072	1.0000	1800 100	135,542
83 Actual Front Feet, 0.27 Total Acres Total Est. Land Value =						135,542

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	187	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 1973

(11) Heating System: Electric Baseboard
 Ground Area = Size for Rates = 792 SF Floor Area = 1188 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.5 Story Siding Crawl Space 85.31 -9.88 -0.38 792 59,440

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

(16) Porches
 WPP, Standard 9.75 258 2,516
 WSEP (1 Story), Standard 28.03 160 4,485

(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 18.95 480 9,096
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 112,191

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 79,656
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 111,518

2017 Est. T.C.V. 009-260-045-00						=	248,000
Est. TCV/Total Floor Area = 208.75, Most recent sale 02/15/1999 for 0							
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
120,800	120,800	120,800	112,298	0.90			
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200		0	0	1,010	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
124,000	124,000	124,000	113,308	113,308	0		

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009-260-046-00 2017 Est. T.C.V. SHEWCHUCK FAMILY LIVING TRUST &
 Property Class: 401 6760 W REDMAN DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

		* Factors *		LAKE FRONTAGE				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	79.67	147.00	0.9185	1.0000	1800	100		131,708
83 Actual Front Feet, 0.26 Total Acres					Total Est. Land Value =			131,708

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.53	1.00	96	25	277
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 =					2,777

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+5 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1260 SF Floor Area = 1740 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Wood Bsmnt.	67.75	-3.34	2.01	1260	83,689
1	Story Siding	Overhang	37.48	0.00	0.00	480	17,990

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	11.45	840	9,618
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(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	2	7,750

(16) Deck/Balcony

Treated Wood, Standard	6.29	504	3,170
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(17) Garages

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

Base Cost	19.07	828	15,790
Common Wall: 1 Wall	-1300.00	1	-1,300

County Multiplier = 1.38 => Cost New = 203,198

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 182,878
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 256,029

2017 Est. T.C.V. 009-260-046-00 = 390,514

Est. TCV/Total Floor Area = 224.43, Most recent sale 04/01/2004 for 165,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
186,200	186,200	186,200	167,123	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,100	0	1,504	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
195,300	195,300	195,300	168,627	168,627	0

009-260-047-00 2017 Est. T.C.V. KLEIN ROGER L & SUSANNE M REV TRUST
 Property Class: 401 6750 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

		* Factors *		LAKE FRONTAGE		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP A 1800	71.00	137.00	0.9508	1.0000	1800 100	121,506
71 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =						121,506

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	1268	71	2,683
Total Estimated Land Improvements True Cash Value =					2,683

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls D Blt 1977

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 952 SF Floor Area = 1456 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	70.36	-8.54	0.84	672	42,108
1	Story Siding	Crawl Space	49.03	-8.54	0.48	280	11,472

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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: Exterior 2 Story	3700.00	1	3,700

(16) Porches

WSEP (1 Story), Standard	30.23	112	3,386
WGEP (1 Story), Standard	34.63	136	4,710

(16) Deck/Balcony

Treated Wood, Standard	5.93	374	2,218
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(17) Garages

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

Base Cost	20.18	432	8,718
Common Wall: 1/2 Wall	-575.00	1	-575

County Multiplier = 1.38 => Cost New = 113,066

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 80,277
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 112,388

2017 Est. T.C.V. 009-260-047-00					=	236,577
Est. TCV/Total Floor Area = 162.48						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
114,400	114,400	114,400	83,509	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	0	751	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
118,300	118,300	118,300	84,260	84,260	84,260	

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009-260-048-00 2017 Est. T.C.V. IACOVONI DAVID D & ROBERTA J
 Property Class: 401 6740 W REDMAN DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * LAKE FRONTAGE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	70.00	118.00	0.9548	1.0000	1800	100		120,306
70 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								120,306

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	114	73	266
Total Estimated Land Improvements True Cash Value =					266

Cost Est. for Res. Bldg: 1 Single Family 2S Cls CD Blt 1980

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 896 SF Floor Area = 1792 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	95.18	-9.02	-0.43	896	76,814

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

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

(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	36.12	144	5,201
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(16) Deck/Balcony

Treated Wood,Standard	11.33	40	453
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(16) Breezeways

Frame Wall,Unfinished	22.75	48	1,092
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County Multiplier = 1.38 => Cost New = 125,795

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 88,056

Separately Depreciated Items:

(17) Garages

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

Base Cost	16.80	576	9,677
County Multiplier = 1.38 =>		Cost New =	13,354
Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0,		Depr.Cost =	9,882

Total Depreciated Cost = 97,938
 ECF (4520 NORTSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 132,217

2017 Est. T.C.V. 009-260-048-00 = 252,789

Est. TCV/Total Floor Area = 141.07, Most recent sale 06/01/2001 for 239,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
124,000	124,000	124,000	112,706	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,400	0	0	1,014	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-260-048-00

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126,400	126,400	126,400	113,720	113,720	0
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009-260-049-00 2017 Est. T.C.V. MARKHAM MAYNARD K TRUSTEE
 Property Class: 401 6730 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

		* Factors *		LAKE FRONTAGE		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP A 1800	65.00	113.00	0.9763	1.0000	1800 100	114,224
65 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =						114,224

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	170	73	427
Total Estimated Land Improvements True Cash Value =					427

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C+10 Blt 1975

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 816 SF Floor Area = 1428 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	112.01	-11.35	-0.52	816	81,714

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

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(16) Deck/Balcony
 Treated Wood,Standard 10.56 48 507
 Treated Wood,Standard 6.64 304 2,019

(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 20.98 384 8,056

County Multiplier = 1.38 => Cost New = 136,390

Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 99,564
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 139,390

2017 Est. T.C.V. 009-260-049-00 = 254,041

Est. TCV/Total Floor Area = 177.90

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
121,800	121,800	121,800	89,107	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,200	0	0	801	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
127,000	127,000	127,000	89,908	89,908	89,908

009-260-050-00	2017 Est. T.C.V.	WEBSTER DALE A & SHARON
Property Class: 401		6720 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
* Factors * LAKE FRONTAGE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	93.00	118.00	0.8768	1.0000	1800	100		146,776
93 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								146,776

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	78	2,254
Total Estimated Land Improvements True Cash Value =					2,254

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1988

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1889 SF Floor Area = 1889 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	60.78	0.00	0.00	1889	114,813

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, 100 Feet	2700.00	1	2,700

(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) Porches

CGEP (1 Story), Standard	45.40	100	4,540
CCP (1 Story), Standard	54.99	24	1,320

(16) Deck/Balcony

Treated Wood, Standard	7.39	160	1,182
Treated Wood, Standard	6.32	488	3,084

(17) Garages

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

Base Cost	19.20	576	11,059
Common Wall: 1 Wall	-1300.00	1	-1,300

County Multiplier = 1.38 => Cost New = 203,565

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 162,852
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 227,993

2017 Est. T.C.V. 009-260-050-00 = 377,023

Est. TCV/Total Floor Area = 199.59

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
185,300	185,300	185,300	141,161	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	0	1,270	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
188,500	188,500	188,500	142,431	142,431	142,431	

009-260-051-00 2017 Est. T.C.V. MCFARLAND HOWARD D & THERESA TRUST
 Property Class: 401 6700 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	124.00	128.00	0.8043	1.0000	1800	100		179,520
124 Actual Front Feet, 0.36 Total Acres Total Est. Land Value =								179,520

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 999 SF Floor Area = 999 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	67.21	0.00	0.00	999	67,143

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

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

(16) Porches
 WCP (1 Story), Standard 50.80 28 1,422
 WCP (1 Story), Standard 22.45 182 4,086

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(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 17.90 552 9,881
 Mechanical Doors 350.00 2 700
 Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 10.46 960 10,042
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 144,638

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 101,247
 ECF (4520 NORTHSORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 140,733

2017 Est. T.C.V. 009-260-051-00 = 320,253

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
160,900	160,900	160,900	138,794	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-800	0	1,249	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
160,100	160,100	160,100	140,043	140,043	140,043

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009-260-054-00 2017 Est. T.C.V. BORSKE PATRICIA A
 Property Class: 401 6680 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	92.00	128.00	0.8796	1.0000	1800	100		145,670
92 Actual Front Feet, 0.27 Total Acres Total Est. Land Value =								145,670

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	864	71	2,110
Total Estimated Land Improvements True Cash Value =					2,110

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1024 SF Floor Area = 1024 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.57	-9.23	0.00	1024	55,644

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, 100 Feet	2700.00	1	2,700

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

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

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	18.57	615	11,421
Mechanical Doors	350.00	1	350
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	19.41	416	8,075

County Multiplier = 1.38 => Cost New = 119,889

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 77,928

Separately Depreciated Items:

(16) Porches

WGEP (1 Story), Standard	34.01	176	5,986
County Multiplier = 1.38 =>			Cost New = 8,260
Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0,			Depr.Cost = 6,030

(16) Deck/Balcony

Pine w/Roof, Standard	19.00	136	2,584
County Multiplier = 1.38 =>			Cost New = 3,566
Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0,			Depr.Cost = 2,603

Total Depreciated Cost = 86,561
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 120,320

2017 Est. T.C.V. 009-260-054-00 = 268,100

Est. TCV/Total Floor Area = 261.82

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
133,500	133,500	133,500	108,648	0.90

Parcel Number: 009-260-054-00

Page: 2

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	600	0	0	977	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	134,100	134,100	134,100	109,625	109,625	109,625

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009-260-055-00	2017 Est. T.C.V.	OUTWATER BENJAMI & KRISTEN &
Property Class: 401		6670 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	61.00	109.00	0.9951	1.0000	1800	100		109,257
61 Actual Front Feet, 0.15 Total Acres								Total Est. Land Value = 109,257

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	800	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	2.0	95	1,900
Total Estimated Land Improvements True Cash Value =					1,900

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 1969

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1552 SF Floor Area = 2056 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	83.59	-9.13	0.00	1008	75,056
1	Story Siding	Crawl Space	65.63	-9.13	0.00	280	15,820
1	Story Siding	Crawl Space	65.63	-9.13	0.00	264	14,916

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
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(16) Porches

WPP, Standard	27.05	25	676
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(16) Deck/Balcony

Pine w/Roof, Standard	15.60	250	3,900
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County Multiplier = 1.38 => Cost New = 166,849

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 108,452

Separately Depreciated Items:

Square footage # 3 is depreciated at 85 %Good...	Base Cost Was =	14,916
County Multiplier = 1.38 =>	Cost New =	20,584
Phy/Ab.+hy/Func/Econ/Comb.%Good= 20/100/100/100/20.0,	Depr.Cost =	4,117

(17) Garages

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

Base Cost	20.45	504	10,307
County Multiplier = 1.38 =>	Cost New =	14,223	
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,	Depr.Cost =	12,090	

Total Depreciated Cost = 124,658

ECF (4520 NORTSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 174,522

Parcel Number: 009-260-055-00

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2017 Est. T.C.V. 009-260-055-00					=	285,679
Est. TCV/Total Floor Area = 138.95, Most recent sale 08/30/2013 for 265,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
122,600	122,600	122,600	121,864	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,200	0	0	1,096	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
142,800	142,800	142,800	122,960	122,960		0

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009-260-057-00	2017 Est. T.C.V.	GREENLEE GERALD E & CHARLOTTE TRUST
Property Class: 401		6650 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
* Factors * LOTS 57 & 58

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	139.00	96.00	0.8106	1.0000	1100	100		123,934
139 Actual Front Feet, 0.31 Total Acres								Total Est. Land Value = 123,934

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	800	71	1,954
Total Estimated Land Improvements True Cash Value =					1,954

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 1977

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1877 SF Floor Area = 1877 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.86	-8.68	1.17	1877	105,769

Other Additions/Adjustments Rate Size Cost

(1) Exterior							
Brick Veneer		8.25				480	3,960

(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

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(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard		18.69				390	7,289
CCP (1 Story), Standard		24.85				150	3,728

(17) Garages

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

Base Cost		16.63				648	10,776
Automatic Doors		350.00				1	350

County Multiplier = 1.38 => Cost New = 200,319

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 130,207
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 180,988

2017 Est. T.C.V. 009-260-057-00 = 306,876

Est. TCV/Total Floor Area = 163.49

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
162,500	162,500	162,500	137,702	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-9,100	0	0	1,239	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
153,400	153,400	153,400	138,941	138,941	138,941	

009-260-062-00 2017 Est. T.C.V. MCCRAY GAR BLAKE
 Property Class: 401 6870 W REDMAN DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> GROUP J SITE 8K					8000	100		8,000
60 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	8,000

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

County Multiplier = 1.38 => Cost New = 0

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 0

Separately Depreciated Items:

(17) Garages

Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)							
Base Cost					9.71	1120	10,875
County Multiplier = 1.38 =>							Cost New = 15,008
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,							Depr.Cost = 10,656
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)							
Base Cost					13.65	480	6,552
County Multiplier = 1.38 =>							Cost New = 9,042
Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0,							Depr.Cost = 7,866

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Total Depreciated Cost = 18,522
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 17,596

2017 Est. T.C.V. 009-260-062-00 = 25,596

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,800	11,800	11,800	11,800	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	106	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,800	12,800	12,800	11,906	11,906	0	

009-260-063-00 2017 Est. T.C.V. MCCRAY GAR BLAKE
 Property Class: 402 W REDMAN DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> GROUP J SITE 8K					8000	100		8,000
60 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value =			8,000

2017 Est. T.C.V. 009-260-063-00 = 8,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	3,500	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	31	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	3,531	3,531	0	

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009-260-064-00 2017 Est. T.C.V. SCHRAM SUE
 Property Class: 401 6844 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * 60X104 IRR M/L

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> GROUP J SITE 8K					8000	100		8,000
60 Actual Front Feet, 0.14 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	2000	0	0
Shed: Wood Frame	9.59	1.00	80	77	591

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	94	1,410
Total Estimated Land Improvements True Cash Value =					2,001

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1976 SF Floor Area = 1976 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	42.88	-7.00	2.59	1976	76,017

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
Separate Shower	580.00	1	580

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(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
Fireplace: Prefab 1 Story	1330.00	1	1,330

(16) Deck/Balcony

Treated Wood,Standard	17.66	16	283
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County Multiplier = 1.38 => Cost New = 117,240

Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0, Depr.Cost = 104,343
 ECF (409 - RURAL SUBS) 0.650 => TCV of Bldg: 1 = 67,823

2017 Est. T.C.V. 009-260-064-00 = 77,824

Est. TCV/Total Floor Area = 39.38, Most recent sale 01/06/2016 for 45,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,600	35,600	35,600	35,600	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,300	0	0	3,300	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,900	38,900	38,900	35,920	38,900	38,900	

009-260-065-00	2017 Est. T.C.V.	LANGLANDS JANET K TRUST
Property Class: 402		W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> GROUP J SITE 8K					8000	100		8,000
57 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	8,000

2017 Est. T.C.V. 009-260-065-00 = 8,000

Est. TCV/Total Floor Area = 4.05

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	2,070	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	0	18	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	2,088	2,088	0	

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009-260-066-00	2017 Est. T.C.V.	SCHLICKER GARY A & PAULA J
Property Class: 402		W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
* Factors * 57X 111.7 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> GROUP J SITE 8K					8000	100		8,000
57 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	8,000

2017 Est. T.C.V. 009-260-066-00 = 8,000

Est. TCV/Total Floor Area = 4.05, Most recent sale 08/17/2007 for 15,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	3,500	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	31	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	3,531	3,531	0	

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009-260-067-00 2017 Est. T.C.V. BEDELL NEIL V & KAREN V
 Property Class: 401 6810 W REDMAN DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * 2 LOTS: 150X68 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE 10K					10000	100		10,000
126 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	1518	83	4,032
Shed: Metal Prefab	8.49	1.00	80	46	313
Total Estimated Land Improvements True Cash Value =					4,345

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.53	-8.40	0.00	1176	57,777

Other Additions/Adjustments Rate Size Cost

(1) Exterior

Brick Veneer	8.00	192	1,536
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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: Prefab 1 Story	1710.00	1	1,710

(16) Porches

CCP (1 Story), Standard	29.05	96	2,789
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(17) Garages

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

Base Cost	15.16	864	13,098
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 117,100

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 76,115
 ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 68,503

2017 Est. T.C.V. 009-260-067-00 = 82,848

Est. TCV/Total Floor Area = 70.45, Most recent sale 07/11/2013 for 84,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
41,200	41,200	41,200	39,946	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	359	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,400	41,400	41,400	40,305	40,305	0

009-260-069-00	2017 Est. T.C.V.	CLAYTON'S HARBOR ASSOC
Property Class: 700		MARK TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1000/FF	70.00	125.00	0.9548	1.0000	1000	100		66,837
70 Actual Front Feet, 0.20	Total Acres		Total Est. Land Value =					66,837

2017 Est. T.C.V. 009-260-069-00	=	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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