

009-270-001-00 2017 Est. T.C.V. HENIGE GARY E & SANDRA M
 Property Class: 401 410 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	50.00	130.00	1.0000	1.0000	1100	100		55,000
50 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								55,000

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
Shed: Metal Prefab	9.80	1.00	54	94	498
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 =					1,448

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1976

(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 Story Siding Slab 79.59 -12.18 0.00 864 58,242

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

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

(16) Porches
 CCP (1 Story), Standard 30.27 96 2,906
 CGEP (1 Story), Standard 33.42 192 6,417

(16) Deck/Balcony
 Treated Wood,Standard 7.90 120 948
 Treated Wood,Standard 13.06 32 418
 Wood Balcony 17.50 18 315

(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 18.25 528 9,636
 Mechanical Doors 350.00 1 350
 Storage area over garage 3.95 264 1,043

County Multiplier = 1.38 => Cost New = 122,008

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 85,406
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 115,297

2017 Est. T.C.V. 009-270-001-00 = 171,745

Est. TCV/Total Floor Area = 159.02, Most recent sale 10/01/2000 for 120,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
81,000	81,000	81,000	72,404	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,900	0	651	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-270-001-00

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85,900	85,900	85,900	73,055	73,055	0
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009-270-002-00 2017 Est. T.C.V. THORNTON FAMILY TRUST
 Property Class: 401 400 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	50.00	125.00	1.0000	1.0000	1100	100		55,000
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								55,000

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	280	0	0
D/W/P: 3.5 Concrete	3.44	1.00	144	0	0

Residential Local Cost Land Improvements

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

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

(11) Heating System: Forced Heat & Cool

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	67.78	-9.88	1.92	960	57,427

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: Exterior 1 Story	3875.00	1	3,875

(16) Porches

CGEP (1 Story), Standard	31.73	220	6,981
WPP, Standard	9.68	264	2,556

(17) Garages

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

Base Cost	15.31	784	12,003
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 122,273

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 73,364
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 95,373

2017 Est. T.C.V. 009-270-002-00 = 151,798

Est. TCV/Total Floor Area = 158.12

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
76,800	76,800	76,800	50,402	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-900	0	453	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
75,900	75,900	75,900	50,855	50,855	0	

009-270-003-00 2017 Est. T.C.V. TURANSKI TED N
 Property Class: 401 390 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	50.00	118.00	1.0000	1.0000	1100	100		55,000
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								55,000

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	351	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1944

(11) Heating System: Space Heater

Ground Area = Size for Rates = 709 SF Floor Area = 709 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	64.14	-11.38	-2.85	709	35,386

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

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

(17) Garages

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

Base Cost	28.10	110	3,091
Common Wall: 2 Wall	-2475.00	1	-2,475
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 61,337

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 36,802
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 47,843

2017 Est. T.C.V. 009-270-003-00 = 103,793

Est. TCV/Total Floor Area = 146.39

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
54,200	54,200	54,200	30,494	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,300	0	0	274	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
51,900	51,900	51,900	30,768	30,768	0

009-270-004-00 2017 Est. T.C.V. GIZINSKI THOMAS E & CLAUDIA
 Property Class: 401 380 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	50.00	112.00	1.0000	1.0000	1100	100		55,000
50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								55,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1963

(11) Heating System: Space Heater

Ground Area = Size for Rates = 716 SF Floor Area = 716 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	52.61	-10.27	-1.89	716	28,962

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	6.97	530	3,694
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(16) Deck/Balcony

Treated Wood, Standard	6.50	200	1,300
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County Multiplier = 1.38 => Cost New = 56,930

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 34,158
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 44,405

2017 Est. T.C.V. 009-270-004-00 = 100,345

Est. TCV/Total Floor Area = 140.15

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
45,900	45,900	45,900	26,800	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,300	0	241	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
50,200	50,200	50,200	27,041	27,041	0

009-270-005-00	2017 Est. T.C.V.	ROBINSON BARRY C & MARIBETH
Property Class: 401		370 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	50.00	106.00	1.0000	1.0000	1100	100		55,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 55,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Patio Blocks	7.45	1.00	48	71	254
Total Estimated Land Improvements True Cash Value =					254

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls CD Blt 1954

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 953 SF Floor Area = 953 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Crawl Space	62.13	-8.87	0.00	953	50,757

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

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(16) Deck/Balcony

Treated Wood,Standard	14.09	24	338
Treated Wood,Standard	6.20	392	2,430

County Multiplier = 1.38 => Cost New = 85,036

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 55,273

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 74,619

2017 Est. T.C.V. 009-270-005-00 = 129,873

Est. TCV/Total Floor Area = 136.28, Most recent sale 01/21/2005 for 175,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
65,100	65,100	65,100	59,121	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-200	0	0	532	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
64,900	64,900	64,900	59,653	59,653	0	

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009-270-006-00	2017 Est. T.C.V.	BLACKHURST JUDITH S TRUST
Property Class: 401		360 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	79.00	103.00	0.8521	1.0000	1100	100		74,044
79 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								74,044

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	440	71	1,075
Total Estimated Land Improvements True Cash Value =					1,075

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1555 SF Floor Area = 1555 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.47	-8.69	0.00	1555	83,628

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	10.25	116	1,189

(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			
WPP, Standard	8.25	439	3,622
WPP, Standard	8.15	450	3,668

(16) Deck/Balcony			
Treated Wood,Standard	7.41	156	1,156
Treated Wood,Standard	6.47	382	2,472

County Multiplier = 1.38 => Cost New = 144,928

Notes: PRIMARY DWELLING

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 101,450
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 136,957

Cost Est. for Res. Bldg: 2 Single Family 1S Cls C Blt 1989

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 0 SF Floor Area = 438 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Overhang	49.33	0.00	0.00	438	21,607

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
3 Fixture Bath	2400.00	-1	-2,400

(14) Water/Sewer			
Public Sewer	1162.00	1	1,162

Parcel Number: 009-270-006-00

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(17) Garages

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

Base Cost	19.08	584	11,143
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 44,452

Notes: D.G. W/ BONUS ROOM

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 33,339
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 2 = 45,007

2017 Est. T.C.V. 009-270-006-00 = 257,083

Est. TCV/Total Floor Area = 128.99

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
124,300	124,300	124,300	72,708	0.90		
2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,200	0	0	654	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
128,500	128,500	128,500	73,362	73,362	0	

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009-270-008-00 2017 Est. T.C.V. BRAIDWOOD JOHN W TRUST
 Property Class: 401 340 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	75.00	104.00	0.8677	1.0000	1100	100		71,585
75 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								71,585

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	13.42	1.00	24	50	161
Shed: Wood Frame	13.42	1.00	32	50	215
Total Estimated Land Improvements True Cash Value =					376

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 768 SF Floor Area = 960 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Crawl Space	81.73	-10.49	0.00	768	54,712

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 **Draft Record Card - Printed before March Board of Review**

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

(16) Deck/Balcony

Treated Wood,Standard	6.33	486	3,076
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County Multiplier = 1.38 => Cost New = 94,117

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 61,176
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 82,588

2017 Est. T.C.V. 009-270-008-00 = 154,549

Est. TCV/Total Floor Area = 160.99

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,400	75,400	75,400	51,848	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	0	466	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
77,300	77,300	77,300	52,314	52,314	0	

009-270-009-00	2017 Est. T.C.V.	HICKS JAMES RUSSELL & BARBARA L TR
Property Class: 401		330 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	50.00	105.00	1.0000	1.0000	1100	100		55,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 55,000

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	581	46	855
Total Estimated Land Improvements True Cash Value =					855

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1964

(11) Heating System: Space Heater

Ground Area = Size for Rates = 728 SF Floor Area = 910 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Block	Crawl Space	75.67	-9.53	-3.61	728	45,522

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

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(16) Porches

CGEP (1 Story), Standard	31.02	208	6,452
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County Multiplier = 1.42 => Cost New = 85,298

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 51,179

Separately Depreciated Items:

Unit-in-Place Cost Items:

ROOF STRUCTURE	1.00	9	9
County Multiplier = 1.42 =>		Cost New =	13
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,		Depr.Cost =	9

Total Depreciated Cost = 51,188
ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 66,544

2017 Est. T.C.V. 009-270-009-00 = 122,399

Est. TCV/Total Floor Area = 134.50, Most recent sale 07/09/2009 for 50,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
59,500	59,500	59,500	57,025	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,700	0	513	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
61,200	61,200	61,200	57,538	57,538	0	

009-270-011-00	2017 Est. T.C.V.	RAMSEY MARK J
Property Class: 401		310 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	106.00	0.7846	1.0000	1100	100		86,304
100 Actual Front Feet, 0.24 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 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 CD Blt 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1341 SF Floor Area = 2241 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Block	Slab	89.23	-9.74	0.00	900	71,541
1	Story Siding	Slab	56.26	-9.74	0.00	441	20,515

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Exterior 2 Story	4150.00	1	4,150

(16) Porches

CGEP (1 Story), Standard	27.35	300	8,205
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County Multiplier = 1.42 => Cost New = 156,741

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 101,882

Separately Depreciated Items:

(16) Porches

CCP (1 Story), Standard	27.64	108	2,985
County Multiplier = 1.42 =>			Cost New = 4,239
Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,			Depr.Cost = 3,815

(17) Garages

Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	16.50	600	9,900
County Multiplier = 1.42 =>			Cost New = 14,058
Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0,			Depr.Cost = 12,512

Total Depreciated Cost = 118,209

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 159,582

2017 Est. T.C.V. 009-270-011-00 = 248,236

Est. TCV/Total Floor Area = 110.77, Most recent sale 02/28/2007 for 300,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
120,300	120,300	120,300	108,336	0.90

Parcel Number: 009-270-011-00

Page: 2

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,800	0	0	975	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	124,100	124,100	124,100	109,311	109,311	109,311

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009-270-013-00 2017 Est. T.C.V. RABIDEAU FRANCES ETAL
 Property Class: 401 290 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	50.00	107.00	1.0000	1.0000	1100	100		55,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								55,000

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	491	0	0
D/W/P: Asphalt Paving	1.51	1.00	800	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1952

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1016 SF Floor Area = 1270 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.25 Story Siding Slab 68.61 -10.42 0.00 1016 59,121

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, 50 Feet 1575.00 1 1,575

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(15) Built-Ins & Fireplaces
 Appliance Allowance 1415.00 1 1,415
 Fireplace: Interior 2 Story 3425.00 1 3,425

(16) Porches
 CCP (1 Story), Standard 42.21 40 1,688
 CPP, Standard 10.35 240 2,484

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

County Multiplier = 1.38 => Cost New = 103,011

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 61,807
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 80,349

2017 Est. T.C.V. 009-270-013-00 = 136,299
 Est. TCV/Total Floor Area = 107.32

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
65,300	65,300	65,300	42,854	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,800	0	385	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
68,100	68,100	68,100	43,239	43,239	0	

009-270-014-00 2017 Est. T.C.V. MULDER STEPHEN E & COLLEEN E
 Property Class: 401 280 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	52.00	107.00	0.9864	1.0000	1100	100		56,420
52 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								56,420

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	1090	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1093 SF Floor Area = 1093 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.35	0.00	-0.21	988	57,442
1	Story Siding	Piers	58.35	-12.42	-0.21	105	4,801
Other Additions/Adjustments							
Walk out Basement Door(s)			700.00			1	700

(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	28.67	260	7,454
WPP, Standard	7.90	444	3,508

(17) Garages

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

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

County Multiplier = 1.38 => Cost New = 128,825

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 77,295
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 100,484

2017 Est. T.C.V. 009-270-014-00 = 157,854

Est. TCV/Total Floor Area = 144.42, Most recent sale 12/08/2004 for 185,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
77,400	77,400	77,400	70,663	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,500	0	0	635	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
78,900	78,900	78,900	71,298	71,298	0

009-270-015-00 2017 Est. T.C.V. CLARK WILLIAM L III
 Property Class: 401 270 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE

		* Factors *		LOT 15 & 16		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP A\$1100/FF	50.00	107.00	0.7846	1.0000	1100 100	43,152
GROUP A\$1100/FF	50.00	107.00	0.7846	1.0000	1100 100	43,152
100 Actual Front Feet, 0.25 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	3.20	1.00	1680	0	0
Shed: Wood Frame	11.35	1.00	60	50	341
Shed: Wood Frame	10.27	1.00	96	50	493

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 =					3,208

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1978

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 2490 SF Floor Area = 3227 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding/Bric	Crawl Space	54.60	-6.89	1.87	1753	86,914
2	Story Siding/Bric	Crawl Space	86.60	-6.89	3.73	737	61,495

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	2	2,650

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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 2 Story	3425.00	1	3,425
Fireplace: Wood Stove	1125.00	1	1,125

(16) Porches

CGEP (1 Story), Standard	25.62	382	9,787
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(17) Garages

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

Base Cost	17.30	576	9,965
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 252,996

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 164,448
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 222,004

2017 Est. T.C.V. 009-270-015-00 = 311,516

Est. TCV/Total Floor Area = 96.53

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
157,700	157,700	157,700	152,012	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,900	0	1,368	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
155,800	155,800	155,800	153,380	153,380	153,380

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009-270-017-00 2017 Est. T.C.V. WELBY JOHN PATRICK TRUST
 Property Class: 401 250 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	107.00	0.7846	1.0000	1100	100		86,304
100 Actual Front Feet, 0.25 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	2.98	1.00	402	46	551
Total Estimated Land Improvements True Cash Value =					551

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 578 SF Floor Area = 578 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	55.92	-10.83	-1.89	578	24,970

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 525.00 1 525

(14) Water/Sewer
 Public Sewer 912.00 1 912
 Well, 50 Feet 1575.00 1 1,575

(15) Built-Ins & Fireplaces
 Appliance Allowance 1,235.00 1 1,235
 Fireplace: Wood Stove 950.00 1 950

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(16) Porches
 CSEP (1 Story), Standard 26.89 152 4,087

(17) Garages
 Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 13.14 912 11,984
 Mechanical Doors 325.00 1 325

County Multiplier = 1.38 => Cost New = 64,256

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 35,341
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 45,943

2017 Est. T.C.V. 009-270-017-00 = 132,798

Est. TCV/Total Floor Area = 229.75, Most recent sale 12/27/1990 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
68,000	68,000	68,000	38,520	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,600	0	346	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
66,400	66,400	66,400	38,866	38,866	0	

009-270-019-00 2017 Est. T.C.V. RITTER WARD & JILL E
 Property Class: 401 230 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	50.00	107.00	1.0000	1.0000	1100	100		55,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								55,000

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	60	71	127
Total Estimated Land Improvements True Cash Value =					127

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 916 SF Floor Area = 916 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	49.44	-8.63	-1.89	916	35,651

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1,235.00	1	1,235
Fireplace: Exterior 1 Story	3,050.00	1	3,050

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(16) Porches

CPP, Standard	22.53	35	789
CCP (1 Story), Standard	20.60	198	4,079
CPP, Standard	18.60	48	893

County Multiplier = 1.38 => Cost New = 67,217

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 36,969
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 48,060

2017 Est. T.C.V. 009-270-019-00 = 103,187

Est. TCV/Total Floor Area = 112.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
50,500	50,500	50,500	30,976	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	0	278	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
51,600	51,600	51,600	31,254	31,254	31,254	

009-270-020-00 2017 Est. T.C.V. MALLION MAURICE E III & ELAINE
 Property Class: 401 220 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	50.00	107.00	1.0000	1.0000	1100	100		55,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								55,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Flagstone/Sand	9.03	1.00	270	71	1,731
Shed: Metal Prefab	7.49	1.00	100	35	262
Total Estimated Land Improvements True Cash Value =					1,993

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 876 SF Floor Area = 876 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	49.95	-8.74	0.66	876	36,678

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 525.00 1 525

(14) Water/Sewer
 Public Sewer 912.00 1 912
 Well, 100 Feet 2425.00 1 2,425

(15) Built-Ins & Fireplaces
 Appliance Allowance 1,235.00 1 1,235
 Fireplace: Exterior 1 Story 3050.00 1 3,050

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(16) Deck/Balcony
 Treated Wood,Standard 6.26 248 1,552

(17) Garages
 Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 17.30 600 10,380
 Mechanical Doors 325.00 1 325

County Multiplier = 1.38 => Cost New = 78,774

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 47,264

Separately Depreciated Items:

(16) Breezeways
 Frame Wall,Finished 26.75 192 5,136
 County Multiplier = 1.38 => Cost New = 7,088
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 3,544

Total Depreciated Cost = 50,808
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 66,051

2017 Est. T.C.V. 009-270-020-00 = 123,044
 Est. TCV/Total Floor Area = 140.46, Most recent sale 11/01/1996 for 81,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
60,000	60,000	60,000	52,044	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	468	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
61,500	61,500	61,500	52,512	52,512	0

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009-270-021-00 2017 Est. T.C.V. EDWARDS GENE L & R'LYNN J
 Property Class: 401 210 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	50.00	107.00	1.0000	1.0000	1100	100		55,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								55,000

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	354	71	804
Shed: Wood Frame	9.85	1.00	120	50	591
Total Estimated Land Improvements True Cash Value =					1,395

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1967

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1008 SF Floor Area = 1008 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.23	-8.74	0.00	1008	50,894

Other Additions/Adjustments Rate Size Cost

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

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

(15) Built-Ins & Fireplaces **Draft Record Card - Printed before March Board of Review**
 Appliance Allowance 1415.00 1 1,415
 Fireplace: Interior 1 Story 2900.00 1 2,900

(16) Porches
 WGEP (1 Story), Standard 28.69 240 6,886

(16) Deck/Balcony
 Treated Wood, Standard 6.15 448 2,755

County Multiplier = 1.38 => Cost New = 93,950

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 56,370
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 73,281

2017 Est. T.C.V. 009-270-021-00 = 129,676

Est. TCV/Total Floor Area = 128.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
63,200	63,200	63,200	46,550	0.90	0	0	0	418	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
64,800	64,800	64,800	46,968	46,968	0				

009-270-022-00 2017 Est. T.C.V. HAUCK JOHN F & ROSE T TRUSTEES
 Property Class: 401 200 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	62.00	109.00	0.9275	1.0000	1100	100		63,254
62 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								63,254

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	599	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	94	2,350
Total Estimated Land Improvements True Cash Value =					2,350

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1443 SF Floor Area = 1443 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 63.15 -8.87 0.00 1443 78,326

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

Draft Record Card Printed before March Board of Review

(15) Built-Ins & Fireplaces
 Appliance Allowance 1915.00 1 1,915
 Fireplace: Interior 1 Story 3250.00 1 3,250

(16) Porches
 WPP, Standard 9.09 320 2,909

(16) Deck/Balcony
 Treated Wood,Standard 10.56 48 507

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 25.70 312 8,018
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 138,514

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 90,034
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 121,546

2017 Est. T.C.V. 009-270-022-00 = 187,150

Est. TCV/Total Floor Area = 129.70

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
88,800	88,800	88,800	56,985	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,800	0	0	512	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
93,600	93,600	93,600	57,497	57,497	0

009-270-023-00 2017 Est. T.C.V. PEASE DAVID J & VANWERT KEVYN
 Property Class: 401 190 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	49.00	110.00	1.0000	1.0000	1100	100		53,900
49 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								53,900

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	264	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	94	940
Total Estimated Land Improvements True Cash Value =					940

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1954

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 837 SF Floor Area = 837 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	50.95	-9.88	0.66	837	34,928

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

Draft Record Card - Printed before March Board of Review

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	30.00	200	6,000
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County Multiplier = 1.42 => Cost New = 68,480

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 41,088
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 53,414

2017 Est. T.C.V. 009-270-023-00 = 108,254

Est. TCV/Total Floor Area = 129.34

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
52,700	52,700	52,700	34,931	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,400	0	0	314	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
54,100	54,100	54,100	35,245	35,245	0

12:32 PM

009-270-024-00 2017 Est. T.C.V. BEELMAN JEANNE
 Property Class: 401 180 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	50.00	110.00	1.0000	1.0000	1100	100		55,000
50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								55,000

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	496	0	0
Shed: Wood Frame	7.75	1.00	196	50	760
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 =					1,235

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	53.83	-10.42	0.72	990	43,689

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

Public Sewer	912.00	1	912
Well, 100 Feet	2425.00	1	2,425

Draft Record Card Printed before March Board of Review

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	6.85	550	3,768
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(16) Deck/Balcony

Roof Cover Only, Standard	11.75	127	1,492
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County Multiplier = 1.42 => Cost New = 78,094

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 46,856
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 60,913

2017 Est. T.C.V. 009-270-024-00 = 117,148
 Est. TCV/Total Floor Area = 118.33

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
57,300	57,300	57,300	33,862	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,300	0	304	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,600	58,600	58,600	34,166	34,166	0	

009-270-025-00 2017 Est. T.C.V. HELMSTADTER DONALD G & KAREN F
 Property Class: 401 170 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	50.00	110.00	1.0000	1.0000	1100	100		55,000
50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								55,000

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	889	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+10 Blt 1979

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1149 SF Floor Area = 1724 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Brick	Basement	104.10	0.00	0.00	1149	119,611

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

(13) Plumbing

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

(14) Water/Sewer

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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) Deck/Balcony

Treated Wood,Standard	6.78	258	1,749
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(17) Garages

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

Base Cost	15.04	960	14,438
Mechanical Doors	350.00	1	350
Storage area over garage	3.95	640	2,528

County Multiplier = 1.38 => Cost New = 210,089

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 136,558
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 184,353

2017 Est. T.C.V. 009-270-025-00 = 241,728

Est. TCV/Total Floor Area = 140.21

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
113,400	113,400	113,400	84,536	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,500	0	0	760	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
120,900	120,900	120,900	85,296	85,296	0

009-270-026-00	2017 Est. T.C.V.	ONAN RICHARD E JR
Property Class: 401		160 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	50.00	110.00	1.0000	1.0000	1100	100		55,000
50 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 55,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	576	0	0
Shed: Wood Frame	11.71	1.00	48	50	281
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 =					2,656

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1993

(11) Heating System: Forced Hot Water
Ground Area = Size for Rates = 840 SF Floor Area = 1764 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1.5 Story Siding Basement 78.54 0.00 1.45 840 67,192
1 Story Siding Overhang 34.97 0.00 0.00 504 17,625

Other Additions/Adjustments	Rate	Size	Cost
(9) Basement Finish			
Basement Recreation Finish	11.25	168	1,890
Walk out Basement Door(s)	700.00	1	700

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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, 50 Feet 1575.00 1 1,575

(15) Built-Ins & Fireplaces
Appliance Allowance 1415.00 1 1,415
Fireplace: Wood Stove 1125.00 1 1,125
Fireplace: Direct-Vented Gas 925.00 1 925

(16) Porches
WPP, Standard 8.26 399 3,296

(16) Deck/Balcony
Roof Cover Only, Standard 12.30 120 1,476

(17) Garages
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 14.48 952 13,785
Common Wall: 1 Wall -1225.00 1 -1,225
Automatic Doors 375.00 1 375
Mechanical Doors 350.00 2 700

County Multiplier = 1.38 => Cost New = 157,987

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 126,389
ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 170,626

2017 Est. T.C.V. 009-270-026-00 = 228,282
Est. TCV/Total Floor Area = 129.41, Most recent sale 08/27/1998 for 0

Parcel Number: 009-270-026-00

Page: 2

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
116,900	116,900	116,900	83,963	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,800	0	0	755	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
114,100	114,100	114,100	84,718	84,718	84,718	

Draft Record Card - Printed before March Board of Review

009-270-027-00 2017 Est. T.C.V. ESAU STEVEN & PICARD ROBERTA
Property Class: 401 140 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	110.00	0.7846	1.0000	1100	100		86,304
100 Actual Front Feet, 0.25 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	3.20	1.00	276	71	627
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 =					2,977

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1963

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Mich Bsmnt.	60.17	-4.46	0.00	936	52,145

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

Draft Record Card Printed before March Board of Review

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	28.90	253	7,312
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(16) Deck/Balcony

Treated Wood, Standard	7.20	150	1,080
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(17) Garages

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

Base Cost	18.95	576	10,915
Common Wall: 1 Wall	-1425.00	1	-1,425
Mechanical Doors	350.00	3	1,050

County Multiplier = 1.38 => Cost New = 113,328

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 62,330
ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 81,029

2017 Est. T.C.V. 009-270-027-00 = 170,310

Est. TCV/Total Floor Area = 181.96, Most recent sale 08/17/2007 for 247,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
89,900	89,900	89,900	88,411	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-4,700	0	0	-3,211	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
85,200	85,200	85,200	89,206	85,200	0

009-270-029-00 2017 Est. T.C.V. MOORE GABRIEL & STACY
 Property Class: 401 130 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	50.00	110.00	1.0000	1.0000	1100	100		55,000
50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								55,000

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	799	85	2,336
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 =					4,686

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 768 SF Floor Area = 768 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Block Crawl Space 73.35 -10.49 0.00 768 48,276

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

Draft Record Card Printed before March Board of Review

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

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Finished)
 Base Cost 26.87 396 10,641
 Mechanical Doors 350.00 1 350
 Storage area over garage 3.95 396 1,564

County Multiplier = 1.42 => Cost New = 104,573
 Notes: STUDIO OVER BOATHOUSE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 67,973
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 91,763

2017 Est. T.C.V. 009-270-029-00					=	151,449
Est. TCV/Total Floor Area = 197.20, Most recent sale 02/19/2016 for 158,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
71,700	71,700	71,700	55,419	0.90		
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	4,000	0	20,281	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
75,700	75,700	75,700	55,917	75,700	0	

Parcel Number: 009-270-030-00

Page: 2

	0	-1,000	0	0	938	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	136,900	136,900	136,900	105,207	105,207	105,207

Draft Record Card - Printed before March Board of Review

009-270-032-00 2017 Est. T.C.V. FOLTZ TED
 Property Class: 401 100 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	53.00	110.00	0.9798	1.0000	1100	100		57,123
53 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								57,123

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	0	0
Shed: Wood Frame	11.95	1.00	36	94	404
Total Estimated Land Improvements True Cash Value =					404

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1956

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 800 SF Floor Area = 800 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.30	-9.30	0.00	800	42,400

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces **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) Porches

CGEP (1 Story), Standard	49.38	70	3,457
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(17) Garages

Class:CD Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	24.24	280	6,787
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 83,544

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 50,126
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 65,164

2017 Est. T.C.V. 009-270-032-00 = 122,691
 Est. TCV/Total Floor Area = 153.36

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
60,000	60,000	60,000	53,785	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,300	0	0	484	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
61,300	61,300	61,300	54,269	54,269	0

009-270-033-00 2017 Est. T.C.V. KEARNS PAULA J TRUSTEE
 Property Class: 401 90 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	110.00	0.8172	1.0000	1100	100		80,008
89 Actual Front Feet, 0.23 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	3.20	1.00	581	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 1968

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1602 SF Floor Area = 1602 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	55.29	-9.33	0.00	1282	58,921
1	Story Block	Slab	55.29	-9.33	0.00	320	14,707

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

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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

(17) Garages

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

Base Cost	16.11	672	10,826
Mechanical Doors	350.00	2	700

County Multiplier = 1.42 => Cost New = 134,898

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 80,939
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 105,221

2017 Est. T.C.V. 009-270-033-00 = 186,654

Est. TCV/Total Floor Area = 116.51

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
93,000	93,000	93,000	68,019	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	0	612	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
93,300	93,300	93,300	68,631	68,631	0	

009-270-035-00 2017 Est. T.C.V. BROWN STEVEN J & SHERYL E
 Property Class: 401 70 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	50.00	109.00	1.0000	1.0000	1100	100		55,000
50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								55,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.24	1.00	576	0	0
D/W/P: 4in Concrete	3.61	1.00	144	0	0
D/W/P: 3.5 Concrete	3.44	1.00	165	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls C-5 Blt 2014

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1301 SF Floor Area = 1952 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	77.64	-8.66	0.00	1301	89,743

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

Draft Record Card - Printed before March Board of Review

(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) Deck/Balcony

Composite, Standard	6.64	427	2,835
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(17) Garages
 Class:C Exterior: Block Foundation: 42 Inch (Unfinished)

Base Cost	18.59	653	12,139
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 157,326

Notes: PREMANF. HOME - STATE STANDARDS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 155,753
 ECF (402R - CROOKED LAKE RESIDENTIAL) 0.950 => TCV of Bldg: 1 = 147,965

2017 Est. T.C.V. 009-270-035-00 = 204,390

Est. TCV/Total Floor Area = 104.71

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
101,700	101,700	101,700	101,700	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	500	0	0	500	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
102,200	102,200	102,200	102,615	102,200	0

009-270-036-00 2017 Est. T.C.V. DIX DONALD P
 Property Class: 401 60 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	50.00	109.00	1.0000	1.0000	1100	100		55,000
50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								55,000

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	180	0	0
Shed: Wood Frame	9.24	1.00	160	50	739
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.2	95	190
Total Estimated Land Improvements True Cash Value =					929

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	62.01	-11.00	0.00	816	41,624

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

Draft Record Card Printed before March Board of Review

(15) Built-Ins & Fireplaces

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

County Multiplier = 1.38 => Cost New = 68,612

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 44,598
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 60,207

2017 Est. T.C.V. 009-270-036-00 = 116,136

Est. TCV/Total Floor Area = 142.32

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,600	55,600	55,600	33,224	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	0	299	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,100	58,100	58,100	33,523	33,523	0	

009-270-037-00 2017 Est. T.C.V. HABEL MICHAEL A & ELAINE L &
 Property Class: 401 40 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	108.00	0.7846	1.0000	1100	100		86,304
100 Actual Front Feet, 0.25 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	3.20	1.00	104	0	0
D/W/P: 3.5 Concrete	3.20	1.00	126	0	0
D/W/P: 4in Concrete	3.35	1.00	72	0	0
Shed: Metal Prefab	7.77	1.00	144	50	560

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 =					1,510

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1961

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 1198 SF Floor Area = 1198 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Slab 57.33 -10.01 1.87 1198 58,930

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Brick Veneer 8.00 936 7,488

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

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

(15) Built-Ins & Fireplaces
 Appliance Allowance 1415.00 1 1,415
 Fireplace: Exterior 1 Story 3450.00 1 3,450

(16) Porches
 CCP (1 Story), Standard 42.21 40 1,688

(17) Garages
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 16.80 576 9,677
 Mechanical Doors 350.00 3 1,050

County Multiplier = 1.38 => Cost New = 119,960

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 77,974
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 105,265

2017 Est. T.C.V. 009-270-037-00 = 193,079
 Est. TCV/Total Floor Area = 161.17, Most recent sale 12/14/2009 for 90,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
94,400	94,400	94,400	56,985	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,100	0	0	512	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
96,500	96,500	96,500	57,497	57,497	0

009-270-039-00 2017 Est. T.C.V. GLOVER WAYNE A & LAURIE L/E
 Property Class: 401 30 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	50.00	130.00	1.0000	1.0000	1100	100		55,000
50 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								55,000

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	252	0	0
Shed: Wood Frame	8.79	1.00	120	50	527
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					1,002

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1948

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 676 SF Floor Area = 676 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Brick	Crawl Space	62.88	-9.37	0.66	676	36,619

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CSEP (1 Story), Standard	33.28	96	3,195
CGEP (1 Story), Standard	72.85	30	2,186

County Multiplier = 1.38 => Cost New = 63,820

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 35,101
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 45,631

2017 Est. T.C.V. 009-270-039-00 = 101,633

Est. TCV/Total Floor Area = 150.34

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
49,800	49,800	49,800	31,460	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	283	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
50,800	50,800	50,800	31,743	31,743	0

009-275-001-00 2017 Est. T.C.V. OTTENJAN GARRY & PHYLLIS
 Property Class: 401 9035 W 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	160.00	0.7846	1.0000	1100	100		86,304
100 Actual Front Feet, 0.37 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	3.20	1.00	120	0	0
Shed: Wood Frame	9.24	1.00	160	94	1,389
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					3,764

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1969

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1636 SF Floor Area = 1636 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	54.48	-11.16	-0.21	110	4,742
1	Story Siding	Crawl Space	54.48	-7.70	-0.21	1238	57,654
1	Story Siding	Piers	54.48	-11.16	-0.21	288	12,416

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, 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

WSEP (1 Story), Standard	33.50	100	3,350
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(16) Deck/Balcony

Treated Wood, Standard	6.09	470	2,862
Treated Wood, Standard	7.63	118	900

(17) Garages

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

Base Cost	15.71	676	10,620
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 140,434

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 84,261
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 109,539

2017 Est. T.C.V. 009-275-001-00 = 199,607
 Est. TCV/Total Floor Area = 122.01, Most recent sale 09/01/1997 for 90,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
92,000	92,000	92,000	84,376	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,800	0	759	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
99,800	99,800	99,800	85,135	85,135	0

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009-275-002-00 2017 Est. T.C.V. STRICH GERALD N & DORIS H TRUST
 Property Class: 401 8999 W 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	172.00	0.7846	1.0000	1100	100		86,304
100 Actual Front Feet, 0.40 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	3.20	1.00	41	50	66
Shed: Wood Frame	9.24	1.00	160	50	739
Total Estimated Land Improvements True Cash Value =					805

Cost Est. for Res. Bldg: 1 A-Frame 1.25S Cls Fair Blt 1973

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 930 SF Floor Area = 1110 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Slab	43.79	-10.65	0.00	720	23,861
1	Story Siding	Crawl Space	43.79	-8.93	0.00	210	7,321

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, 100 Feet 2550.00 1 2,550

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

(16) Porches
 WPP, Standard 8.80 312 2,746

County Multiplier = 1.38 => Cost New = 54,575

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 32,745
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 42,568

2017 Est. T.C.V. 009-275-002-00 = 129,677

Est. TCV/Total Floor Area = 116.83, Most recent sale 09/01/1996 for 80,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
67,400	67,400	67,400	54,835	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,600	0	0	493	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
64,800	64,800	64,800	55,328	55,328	0

009-275-003-00	2017 Est. T.C.V.	PARKS JERRY LEE & TERRY LYNN (H/W)
Property Class: 401		8979 W 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	156.00	0.7846	1.0000	1100	100		86,304
100 Actual Front Feet, 0.36 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: 4in Concrete	3.61	1.00	347	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	896	0	0
D/W/P: Patio Blocks	8.13	1.00	664	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+10 Blt 2016

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 3376 SF Floor Area = 4108 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	68.72	-8.03	2.11	3376	212,013
1	Story Siding	Overhang	33.59	0.00	0.00	732	24,588

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	3	7,200

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(14) Water/Sewer

Public Sewer	1162.00	1	1,162
2000 Gal Septic	5000.00	1	5,000

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	21.84	216	4,717
CGEP (1 Story), Standard	26.25	406	10,658

(16) Deck/Balcony

Treated Wood, Standard	6.93	224	1,552
Treated Wood, Standard	6.96	219	1,524
Treated Wood, Standard	7.03	204	1,434

(17) Garages

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

Base Cost	15.52	902	13,999
Common Wall: 2 Wall	-2575.00	1	-2,575

County Multiplier = 1.38 => Cost New = 391,847

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 387,929

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 523,704

80 % Completed => Est. True Cash Value 2017 = 418,963

2017 Est. T.C.V. 009-275-003-00 = 514,767

Est. TCV/Total Floor Area = 125.31, Most recent sale 11/08/2005 for 224,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
51,200	51,200	51,200	43,796	0.90

2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses

Parcel Number: 009-275-003-00

Page: 2

198,700	7,500	0	198,700	394	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
257,400	257,400	257,400	242,890	242,890	0

Draft Record Card - Printed before March Board of Review

009-275-004-00	2017 Est. T.C.V.	PRZYJACIELSKI ZENO & MARY
Property Class: 401		8959 W 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	98.00	125.00	0.7902	1.0000	1100	100		85,178
98 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								85,178

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 2002

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1088 SF Floor Area = 1632 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	84.29	-9.56	0.00	1088	81,306

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

Draft Record Card - Printed before March Board of Review

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	45.75	36	1,647
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(16) Deck/Balcony

Treated Wood, Standard	13.37	30	401
Treated Wood, Standard	11.50	42	483

(16) Breezeways

Frame Wall, Finished	27.75	48	1,332
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(17) Garages

Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	18.20	480	8,736
Common Wall: 1 Wall	-1000.00	1	-1,000
Mechanical Doors	350.00	1	350
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 = 154,741

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 131,529
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 177,565

2017 Est. T.C.V. 009-275-004-00 = 265,093

Est. TCV/Total Floor Area = 162.43, Most recent sale 06/01/1997 for 83,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
129,300	129,300	129,300	120,043	0.90

Parcel Number: 009-275-004-00

Page: 2

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,200	0	0	1,080	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	132,500	132,500	132,500	121,123	121,123	0

Draft Record Card - Printed before March Board of Review

009-280-001-00 2017 Est. T.C.V. PRESTON ALLEN R MARGARET TRUST
 Property Class: 401 9119 W 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	63.00	131.00	0.9223	1.0000	1100	100		63,915
63 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								63,915

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1964

(11) Heating System: Space Heater

Ground Area = Size for Rates = 858 SF Floor Area = 1072 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	58.14	-8.79	-2.39	858	40,292

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	8.48	303	2,569
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County Multiplier = 1.38 => Cost New = 65,009

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 39,006
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 50,707

2017 Est. T.C.V. 009-280-001-00 = 114,933

Est. TCV/Total Floor Area = 107.21

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
56,700	56,700	56,700	39,643	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	800	0	356	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,500	57,500	57,500	39,999	39,999	0	

009-280-002-00 2017 Est. T.C.V. SLACK GLADYS L & BORDT GAIL S J/T
 Property Class: 401 9161 W 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	205.00	120.00	0.6103	1.0000	1100	100		137,617
205 Actual Front Feet, 0.56 Total Acres Total Est. Land Value =								137,617

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	144	0	0
D/W/P: Asphalt Paving	1.51	1.00	2200	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 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					3,233

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1452 SF Floor Area = 1452 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	55.53	-9.55	0.00	1452	66,763

Other Additions/Adjustments

	Rate	Size	Cost
(1) Exterior			
Brick Veneer	8.00	496	3,968

(13) Plumbing

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

(14) Water/Sewer

	Rate	Size	Cost
Public Sewer	1025.00	1	1,025
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces

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

(16) Porches

	Rate	Size	Cost
CGEP (1 Story), Standard	32.06	192	6,156

(17) Garages

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

	Rate	Size	Cost
Base Cost	12.95	1056	13,675
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 139,838

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 76,911
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 99,984

2017 Est. T.C.V. 009-280-002-00 = 240,834

Est. TCV/Total Floor Area = 165.86

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
128,600	128,600	128,600	95,793	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,200	0	862	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
120,400	120,400	120,400	96,655	96,655	96,655

009-280-006-00	2017 Est. T.C.V.	ROBERTS LEONARD M TRUST
Property Class: 401		9171 W 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	55.00	118.00	0.9672	1.0000	1100	100		58,515
55 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	58,515

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 1.75S Cls C+5 Blt 1970

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1128 SF Floor Area = 1920 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	69.06	-12.07	0.00	336	19,149
2	Story Siding	Crawl Space	109.15	-9.94	0.00	792	78,574

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

(16) Porches

WSEP (1 Story), Standard	28.53	152	4,337
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(16) Deck/Balcony

Treated Wood,Standard	6.15	555	3,413
Treated Wood,Standard	8.61	88	758
Treated Wood,Standard	7.53	144	1,084

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	21.14	672	14,206
Automatic Doors	375.00	1	375
Class:C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	30.10	312	9,391
Common Wall: 2 Wall	-2575.00	1	-2,575
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 192,129

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 124,884

Separately Depreciated Items:

(16) Breezeways

Frame Wall,Unfinished	23.25	480	11,160
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County Multiplier = 1.38 => Cost New = 15,401

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 11,551

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)	3.97	52	206
County Multiplier = 1.38 =>		Cost New =	285
Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,		Depr.Cost =	282
		Total Depreciated Cost =	136,717
ECF (402R - CROOKED LAKE RESIDENTIAL)	1.350 =>	TCV of Bldg: 1 =	184,567

2017 Est. T.C.V. 009-280-006-00 = 245,457

Est. TCV/Total Floor Area = 127.84, Most recent sale 09/01/1997 for 117,400

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
113,000	113,000	113,000	81,453	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,700	0	0	733	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
122,700	122,700	122,700	82,186	82,186	82,186	

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009-280-007-00	2017 Est. T.C.V.	ROBERTS LEONARD TRUST
Property Class: 402		W 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	25.00	115.00	1.0000	1.0000	1100	100		27,500
25 Actual Front Feet, 0.07 Total Acres							Total Est. Land Value =	27,500

2017 Est. T.C.V. 009-280-007-00 = 27,500

Est. TCV/Total Floor Area = 14.32

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,800	13,800	13,800	10,030	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	90	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,800	13,800	13,800	10,120	10,120	10,120	

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009-280-008-00 2017 Est. T.C.V. ALLAN ROBERT W JR TRUSTEE
 Property Class: 401 9197 W 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	125.00	112.00	0.7256	1.0000	1100	100		99,775
125 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =								99,775

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	192	0	0
Dock: Light posts	19.57	1.00	312	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 1958

(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 Brick	Slab	69.15	-10.56	-0.21	960	56,045

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

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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	34.33	164	5,630
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(16) Deck/Balcony

Treated Wood,Standard	5.85	745	4,358
Roof Cover Only,Standard	10.50	194	2,037
Treated Wood,Standard	6.29	320	2,013
Treated Wood,Standard	8.47	80	678

(17) Garages

Class:CD Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	19.18	642	12,314
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 127,366

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 76,420
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 99,345

2017 Est. T.C.V. 009-280-008-00 = 201,495

Est. TCV/Total Floor Area = 209.89

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
103,300	103,300	103,300	94,319	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,600	0	848	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-280-008-00

Page: 2

100,700	100,700	100,700	95,167	95,167	0
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009-280-011-00 2017 Est. T.C.V. SCOTT MICHELLE E & J DOUGLAS
 Property Class: 401 9217 W 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	85.00	104.00	0.8305	1.0000	1100	100		77,652
85 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								77,652

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 2008

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1422 SF Floor Area = 1422 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	66.44	0.00	0.00	1408	93,548
1	Story Siding	Overhang	36.77	0.00	0.00	14	515

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

(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, 200 Feet	4975.00	1	4,975
1000 Gal Septic	3085.00	1	3,085

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	38.16	48	1,832
WCP (1 Story), Standard	20.83	224	4,666

(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 = 187,755

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 178,367
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 240,795

2017 Est. T.C.V. 009-280-011-00 = 320,872

Est. TCV/Total Floor Area = 225.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
152,800	152,800	152,800	125,504	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,600	0	1,129	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
160,400	160,400	160,400	126,633	126,633	0

009-280-013-00 2017 Est. T.C.V. JONES RICHARD H & CAROL
 Property Class: 401 9235 W 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	102.00	0.8677	1.0000	1100	100		71,585
75 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								71,585

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	72	0	0
Shed: Metal Prefab	9.03	1.00	48	95	412
Shed: Wood Frame	9.85	1.00	120	95	1,122
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 =					2,959

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1389 SF Floor Area = 1389 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.90	-8.04	0.00	660	31,588
1	Story Siding	Crawl Space	55.90	-8.04	0.00	729	34,890

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	630.00	1	630
3 Fixture Bath	1,975.00	1	1,975

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CSEP (1 Story), Standard	34.85	96	3,346
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(16) Deck/Balcony

Treated Wood, Standard	6.91	180	1,244
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(17) Garages

Class:CD Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	16.60	624	10,358
Common Wall: 1 Wall	-1200.00	1	-1,200
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 126,160

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 82,004
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 110,705

2017 Est. T.C.V. 009-280-013-00 = 185,249
 Est. TCV/Total Floor Area = 133.37

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
89,600	89,600	89,600	61,069	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,000	0	0	549	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-280-013-00

Page: 2

92,600	92,600	92,600	61,618	61,618	61,618
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Draft Record Card - Printed before March Board of Review

009-280-015-00 2017 Est. T.C.V. VARNER WILLIAM O TRUST ETAL
 Property Class: 401 9263 W 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	156.00	112.00	0.6715	1.0000	1100	100		115,229
156 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								115,229

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	160	0	0
Shed: Metal Prefab	8.16	1.00	100	35	286
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 =					2,661

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1956

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1188 SF Floor Area = 1188 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Slab 57.42 -10.03 0.00 1188 56,299

Other Additions/Adjustments Rate Size Cost

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

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

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(15) Built-Ins & Fireplaces
 Appliance Allowance 1415.00 1 1,415
 Fireplace: Exterior 1 Story 3450.00 1 3,450

(16) Porches
 CGEP (1 Story), Standard 48.71 72 3,507
 CGEP (1 Story), Standard 38.14 126 4,806

(17) Garages
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 20.85 352 7,339
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 112,775

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 67,665
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 87,965

2017 Est. T.C.V. 009-280-015-00 = 205,855

Est. TCV/Total Floor Area = 173.28

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
107,900	107,900	107,900	73,685	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,000	0	0	663	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
102,900	102,900	102,900	74,348	74,348	74,348

009-280-018-00 2017 Est. T.C.V. BENSEL RICHARD A & MARIA E
 Property Class: 401 9283 W 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	55.00	123.00	0.9672	1.0000	1100	100		58,515
55 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								58,515

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 1962

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1078 SF Floor Area = 1078 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.50	-8.59	0.00	1078	53,803

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	7.32	140	1,025
Treated Wood,Standard	7.14	156	1,114
Treated Wood,Standard	9.35	60	561

County Multiplier = 1.38 => Cost New = 89,145

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 53,487
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 69,533

2017 Est. T.C.V. 009-280-018-00 = 128,998

Est. TCV/Total Floor Area = 119.66

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
63,200	63,200	63,200	43,017	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	387	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
64,500	64,500	64,500	43,404	43,404	43,404

009-280-019-00	2017 Est. T.C.V.	QUASARANO PAUL & JANE
Property Class: 401		9293 W 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	50.00	127.00	1.0000	1.0000	1100	100		55,000
50 Actual Front Feet, 0.15 Total Acres								Total Est. Land Value = 55,000

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	305	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

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

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1325 SF Floor Area = 1325 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Crawl Space	57.14	-8.13	0.97	1325	66,224

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WSEP (1 Story), Standard	26.80	162	4,342
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(16) Deck/Balcony

Treated Wood, Standard	6.40	288	1,843
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(17) Garages

Class:CD Exterior: Block Foundation: 18 Inch (Unfinished)							
Base Cost		21.65	352	7,621			
Mechanical Doors		350.00	1	350			
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)							
Base Cost		24.80	180	4,464			
Mechanical Doors		350.00	1	350			

County Multiplier = 1.42 => Cost New = 130,375

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 78,225
ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 101,692

2017 Est. T.C.V. 009-280-019-00 = 157,642

Est. TCv/Total Floor Area = 118.98, Most recent sale 10/04/2013 for 167,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
76,200	76,200	76,200	76,200	0.90	
2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses					
0	2,600	0	0	685	0
2017 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT					
78,800	78,800	78,800	76,885	76,885	0

009-280-020-00	2017 Est. T.C.V.	NIXON WILLIAM C & STEPHANIE L
Property Class: 401		9311 W 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	50.00	127.00	1.0000	1.0000	1100	100		55,000
50 Actual Front Feet, 0.15 Total Acres								Total Est. Land Value = 55,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 872 SF Floor Area = 872 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	61.06	-10.81	0.00	872	43,818

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

Draft Record Card - Printed before March Board of Review

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	8.37	84	703
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(17) Garages

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

Base Cost	15.09	384	5,795
Storage area over garage	3.85	384	1,478

County Multiplier = 1.38 => Cost New = 84,613

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 50,768

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	6.91	180	1,244
County Multiplier = 1.38 =>		Cost New =	1,716
Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0,		Depr.Cost =	1,270

Total Depreciated Cost = 52,038

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 67,650

2017 Est. T.C.V. 009-280-020-00 = 123,600

Est. TCV/Total Floor Area = 141.74

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
60,300	60,300	60,300	49,717	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	0	447	0	

Parcel Number: 009-280-020-00

Page: 2

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
61,800	61,800	61,800	50,164	50,164	0

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009-280-021-00 2017 Est. T.C.V. TYLER JAMES G
 Property Class: 401 9311 W 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	50.00	133.00	1.0000	1.0000	1100	100		55,000
50 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								55,000

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 1953

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 680 SF Floor Area = 850 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Slab	75.14	-11.49	0.00	680	43,282

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

Draft Record Card - Printed before March Board of Review

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	5.96	520	3,099
Treated Wood,Standard	6.57	245	1,610
Treated Wood,Standard	6.18	422	2,608

(17) Garages

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

Base Cost	15.75	672	10,584
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 91,325

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 54,795
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 71,234

2017 Est. T.C.V. 009-280-021-00 = 127,184

Est. TCV/Total Floor Area = 149.63

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
62,000	62,000	62,000	41,893	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,600	0	377	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
63,600	63,600	63,600	42,270	42,270	0	

009-280-022-00 2017 Est. T.C.V. FERRIS DEAN & ANNETTE TRUST
 Property Class: 401 9321 W 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	105.00	140.00	0.7713	1.0000	1100	100		89,085
105 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								89,085

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1556 SF Floor Area = 1556 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	54.94	-9.39	0.00	1556	70,876

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	5.93	535	3,173
Treated Wood,Standard	9.15	64	586

(17) Garages

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

Base Cost	18.20	480	8,736
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County Multiplier = 1.38 => Cost New = 124,186

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 74,512
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 96,865

2017 Est. T.C.V. 009-280-022-00 = 188,325

Est. TCV/Total Floor Area = 121.03, Most recent sale 07/10/2013 for 187,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
95,400	95,400	95,400	87,943	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,200	0	0	791	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
94,200	94,200	94,200	88,734	88,734	0

009-280-024-00	2017 Est. T.C.V.	FECHTER EDITH (TTEE)
Property Class: 401		9359 W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE

* Factors * LOTS 24 & 25

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	105.00	143.00	0.7713	1.0000	1100	100		89,085
105 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								89,085

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.07	1.00	80	82	792
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 =					3,167

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1064 SF Floor Area = 1064 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	69.79	0.00	0.00	1064	74,257

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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(16) Porches

WSEP (1 Story), Standard	23.98	240	5,755
CCP (1 Story), Standard	67.30	16	1,077

(16) Deck/Balcony

Treated Wood, Standard	6.31	496	3,130
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(17) Garages

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

Base Cost	18.78	864	16,226
Common Wall: 1.5 Wall	-1925.00	1	-1,925
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 150,394

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 127,835

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	709	8,118
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County Multiplier = 1.38 => Cost New = 11,203

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 5,601

Total Depreciated Cost = 133,436

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 180,139

Parcel Number: 009-280-024-00

Page: 2

2017 Est. T.C.V. 009-280-024-00			=	272,391		
Est. TCV/Total Floor Area = 256.01						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
132,400	132,400	132,400	102,845	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,800	0	0	925	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
136,200	136,200	136,200	103,770	103,770	103,770	

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009-280-026-00 2017 Est. T.C.V. EVANS TYSON E
 Property Class: 401 9367 W 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 C \$800	100.00	140.00	1.0000	1.0000	800	100		80,000
100 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =								80,000

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

(11) Heating System: Space Heater

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	47.93	-9.33	-1.89	800	29,368
1	Story Siding	Basement	47.93	0.00	-1.89	256	11,786

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	625.00	1	625

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	32,53	168	5,465
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(17) Garages

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

Base Cost	18.89	432	8,160
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 86,356

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 56,131
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 75,777

2017 Est. T.C.V. 009-280-026-00 = 155,777

Est. TCV/Total Floor Area = 147.52

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
70,900	70,900	70,900	66,277	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,000	0	0	596	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
77,900	77,900	77,900	66,873	66,873	0	

009-280-028-00	2017 Est. T.C.V.	EVANS DAVID D & KATHLEEN A
Property Class: 402		W 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	50.00	130.00	1.0000	1.0000	1100	100		55,000
50 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	55,000

2017 Est. T.C.V. 009-280-028-00	=	55,000			
Est. TCV/Total Floor Area = 52.08					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
27,500	27,500	27,500	13,797	0.90	
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	124	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
27,500	27,500	27,500	13,921	13,921	0

Draft Record Card - Printed before March Board of Review

009-280-029-00	2017 Est. T.C.V.	DE NISE MARK & KATHRYN
Property Class: 401		9387 W 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	55.00	126.00	0.9672	1.0000	1100	100		58,515
55 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								58,515

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	192	71	436
Total Estimated Land Improvements True Cash Value =					436

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

(11) Heating System: Wall/Floor Furnace

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	59.38	-10.27	-1.63	1080	51,278

Other Additions/Adjustments Rate Size Cost

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

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

(15) Built-Ins & Fireplaces
Appliance Allowance 1415.00 1 1,415
Fireplace: Exterior 1 Story 3450.00 1 3,450

Draft Record Card Printed before March Board of Review

(16) Porches
CGEP (1 Story), Standard 37.91 128 4,852

County Multiplier = 1.42 => Cost New = 91,201

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 59,280

Separately Depreciated Items:

(17) Garages
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 15.30 720 11,016
County Multiplier = 1.42 => Cost New = 15,643
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 11,106

Total Depreciated Cost = 70,387
ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 95,022

2017 Est. T.C.V. 009-280-029-00 = 153,973
Est. TCV/Total Floor Area = 142.57, Most recent sale 06/24/2005 for 120,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
73,100	73,100	73,100	69,248	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,900	0	623	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
77,000	77,000	77,000	69,871	69,871	0	

009-280-030-00 2017 Est. T.C.V. VAN HULLE ROBERT J JR
 Property Class: 401 9395 W 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	55.00	124.00	0.9672	1.0000	1100	100		58,515
55 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								58,515

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

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

(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	Slab	58.60	-10.30	0.00	1068	51,584

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

Draft Record Card - Printed before March Board of Review

(15) Built-Ins & Fireplaces

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

(16) Porches

CSEP (1 Story), Standard	34.60	98	3,391
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(17) Garages

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

Base Cost	20.15	520	10,478
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 101,980

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 61,188
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 79,544

2017 Est. T.C.V. 009-280-030-00 = 140,434
 Est. TCV/Total Floor Area = 131.49

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
68,700	68,700	68,700	47,211	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,500	0	424	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
70,200	70,200	70,200	47,635	47,635	0	

009-280-031-00 2017 Est. T.C.V. THOMAS CALVIN O JR & DANA K
 Property Class: 401 9405 W 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	101.00	134.00	0.7819	1.0000	1100	100		86,864
101 Actual Front Feet, 0.31 Total Acres Total Est. Land Value =								86,864

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	54	94	162
Shed: Metal Prefab	8.16	1.00	100	94	767
Total Estimated Land Improvements True Cash Value =					929

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1496 SF Floor Area = 1496 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Slab 55.25 -9.49 0.00 1496 68,457

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, 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
 Fireplace: Exterior 1 Story 3450.00 1 3,450

(16) Porches

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

Treated Wood, Standard	7.10	160	1,136
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(17) Garages
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 16.80 576 9,677
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 128,733
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 77,240
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 100,412

2017 Est. T.C.V. 009-280-031-00 = 188,205
 Est. TCV/Total Floor Area = 125.81, Most recent sale 02/01/2002 for 199,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
99,000	99,000	99,000	91,000	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,900	0	819	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
94,100	94,100	94,100	91,819	91,819	91,819

009-280-033-00 2017 Est. T.C.V. MONRAD RICHARD & CONNIE H
 Property Class: 401 9425 W 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	50.00	142.00	1.0000	1.0000	1100	100		55,000
50 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								55,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

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

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Basement	54.01	0.00	-1.89	336	17,512
1	Story Block	Crawl Space	54.01	-9.39	-1.89	336	14,357

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	625.00	1	625

(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	23.44	140	3,282
CPP, Standard	14.46	96	1,388

(16) Deck/Balcony

Treated Wood,Standard	7.98	84	670
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County Multiplier = 1.42 => Cost New = 64,087

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 35,248
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 45,822

2017 Est. T.C.V. 009-280-033-00 = 101,297
 Est. TCV/Total Floor Area = 150.74

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
51,400	51,400	51,400	33,544	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-800	0	301	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,600	50,600	50,600	33,845	33,845	0	

009-280-034-00	2017 Est. T.C.V.	MCGEE GAIL I & WISNIEWSKI
Property Class: 401		9435 W 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	101.00	153.00	0.7819	1.0000	1100	100		86,864
101 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								86,864

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 1955

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 984 SF Floor Area = 984 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	59.53	-10.50	0.00	720	35,302
1	Story Siding	Basement	59.53	0.00	0.00	264	15,716

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

(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	25.04	132	3,305
WPP, Standard	10.07	208	2,095

(16) Deck/Balcony

Treated Wood, Standard	7.95	100	795
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(17) Garages

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

Base Cost	12.60	576	7,258
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 101,589

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 55,874
ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 72,636

2017 Est. T.C.V. 009-280-034-00 = 160,440
Est. TCV/Total Floor Area = 163.05, Most recent sale 10/01/2002 for 140,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
81,700	81,700	81,700	66,897	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,500	0	0	602	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
80,200	80,200	80,200	67,499	67,499	67,499

009-290-001-00 2017 Est. T.C.V. ALTMAN KENNETH L & TONI L
 Property Class: 401 7689 W WHITE BIRCH AVE
 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	64.00	136.00	0.9808	1.0000	1800	100		112,991
64 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								112,991

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
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 1965

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 800 SF Floor Area = 800 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 70.42 -10.37 1.92 800 49,576

Other Additions/Adjustments Rate Size Cost

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

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

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(15) Built-Ins & Fireplaces
 Appliance Allowance 1915.00 1 1,915
 Fireplace: Interior 1 Story 3250.00 1 3,250

(16) Deck/Balcony
 Treated Wood,Standard 6.41 440 2,820

(16) Breezeways
 Frame Wall,Finished 27.75 143 3,968

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 18.40 624 11,482
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 109,376

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 65,626
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 88,595

2017 Est. T.C.V. 009-290-001-00 = 202,061
 Est. TCV/Total Floor Area = 252.58, Most recent sale 03/25/2016 for 209,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
106,400	106,400	106,400	77,247	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,400	0	0	23,753	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
101,000	101,000	101,000	77,942	101,000	0

009-290-002-00 2017 Est. T.C.V. WHITMER WALTER G & GRETCHEN
 Property Class: 401 7699 W WHITE BIRCH AVE
 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	60.00	119.00	1.0000	1.0000	1800	100		108,000
<Site Value D> GROUP D 35K					35000	100	SEE RATE TBL	35,000
N OF LK MI SUB 290,681,500		0.15 Acres			75000	100		11,400
60 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =								154,400

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	620	73	729
Shed: Metal Prefab	8.98	1.00	96	45	388
Total Estimated Land Improvements True Cash Value =					1,117

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1280 SF Floor Area = 2080 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	101.74	-9.16	-0.54	720	66,269
1	Story Siding	Basement	64.35	0.00	-0.27	480	30,758
2	Story Siding	Slab	101.74	-11.19	-0.54	80	7,201

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	6.47	384	2,484
Treated Wood,Standard	8.95	75	671
Treated Wood,Standard	7.13	192	1,369

(17) Garages

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

Base Cost	10.13	1200	12,156
Mechanical Doors	350.00	1	350

(17) Basement Garages

Basement Garage: 2 Car	2100.00	1	2,100
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 181,499

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 117,974
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 159,265

2017 Est. T.C.V. 009-290-002-00 = 314,782

Est. TCV/Total Floor Area = 151.34

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
153,900	153,900	153,900	119,842	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,500	0	0	1,078	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-290-002-00

Page: 2

157,400	157,400	157,400	120,920	120,920	120,920
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009-290-003-00 2017 Est. T.C.V. MCDONALD VAN & JUDY
 Property Class: 401 7709 W WHITE BIRCH AVE
 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	62.00	115.00	0.9902	1.0000	1800	100		110,508
62 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								110,508

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	452	78	1,213
Total Estimated Land Improvements True Cash Value =					1,213

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 840 SF Floor Area = 1470 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	101.15	-10.24	0.00	840	76,364

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 **Draft Record Card - Printed before March Board of Review**

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

(16) Deck/Balcony

Treated Wood,Standard	9.94	56	557
Treated Wood,Standard	6.43	416	2,675

(17) Garages

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

Base Cost	21.75	352	7,656
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 138,571

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 97,000
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 135,800

2017 Est. T.C.V. 009-290-003-00 = 247,521
 Est. TCV/Total Floor Area = 168.38

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
118,500	118,500	118,500	91,413	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,300	0	0	822	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
123,800	123,800	123,800	92,235	92,235	0	

009-290-004-00 2017 Est. T.C.V. BARR KEITH
 Property Class: 402 W WHITE BIRCH AVE
 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	110.00	0.9951	1.0000	1800	100		109,257
61 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	109,257

2017 Est. T.C.V. 009-290-004-00 = 109,257

Est. TCV/Total Floor Area = 74.32

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,700	54,700	54,700	54,700	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	
54,600	54,600	54,600	55,192	54,600	0	

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009-290-005-00 2017 Est. T.C.V. BARR KEITH
 Property Class: 401 7729 W WHITE BIRCH AVE
 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	60.00	115.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								108,000

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	568	71	1,387
Total Estimated Land Improvements True Cash Value =					1,387

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1438 SF Floor Area = 1438 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.18	-8.88	-0.27	1438	77,695

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 **Draft Record Card - Printed before March Board of Review**

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

(16) Deck/Balcony

Treated Wood,Standard	6.86	238	1,633
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(17) Garages

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

Base Cost	21.96	432	9,487
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 138,934

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 97,254
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 135,182

2017 Est. T.C.V. 009-290-005-00 = 244,569
 Est. TCV/Total Floor Area = 170.08, Most recent sale 06/29/2015 for 335,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
119,900	119,900	119,900	119,900	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	1,079	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
122,300	122,300	122,300	120,979	120,979	0

009-290-006-00 2017 Est. T.C.V. MOOLENAAR ROBERT J & LAURA M
 Property Class: 401 7739 W WHITE BIRCH AVE
 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	60.00	122.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								108,000

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	730	0	0
D/W/P: 4in Concrete	3.61	1.00	165	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 1967

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 994 SF Floor Area = 994 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	70.65	-10.29	0.00	994	59,998

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

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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	61.14	20	1,223
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(17) Garages

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

Base Cost	27.95	266	7,435
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 104,283

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 72,998
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 101,467

2017 Est. T.C.V. 009-290-006-00 = 210,892

Est. TCV/Total Floor Area = 212.16

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
103,600	103,600	103,600	72,042	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,800	0	648	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
105,400	105,400	105,400	72,690	72,690	0	

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009-290-007-00	2017 Est. T.C.V.	VERBERKMOES DANIEL & DAWN TRUST
Property Class: 401		7749 W WHITE BIRCH AVE
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	60.00	128.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								108,000

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	464	71	1,133
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 =					3,633

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+10 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1280 SF Floor Area = 2258 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	90.16	-10.08	3.16	1280	106,547
1	Story Siding	Overhang	37.39	0.00	0.00	338	12,638

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, 50 Feet	1575.00	1	1,575

(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	7.13	192	1,369
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(16) Breezeways

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

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

Base Cost	21.09	676	14,257
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 204,057

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 183,651
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 257,112

2017 Est. T.C.V. 009-290-007-00 = 368,745

Est. TCV/Total Floor Area = 163.31, Most recent sale 06/01/1998 for 120,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
174,300	174,300	174,300	161,416	0.90
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,100	0	1,452	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT

Parcel Number: 009-290-007-00

Page: 2

184,400	184,400	184,400	162,868	162,868	162,868
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009-290-008-00 2017 Est. T.C.V. JUERGENS LARRY & MARCENE
 Property Class: 401 7759 W WHITE BIRCH AVE
 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	60.00	132.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								108,000

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	96	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

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

(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	62.59	-8.72	0.00	1344	72,401
1	Story Siding	Slab	62.59	-10.75	0.00	192	9,953

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(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 = 142,710

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 99,897

Separately Depreciated Items:

Square footage # 2 is depreciated at 86 %Good... Base Cost Was = 9,953

County Multiplier = 1.38 => Cost New = 13,736

Phy/Ab.+hy/Func/Econ/Comb.%Good= 16/100/100/100/16.0, Depr.Cost = 2,198

ECF (4520 NORTSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 141,911

2017 Est. T.C.V. 009-290-008-00 = 250,861

Est. TCV/Total Floor Area = 163.32, Most recent sale 01/28/2013 for 255,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
122,900	122,900	122,900	115,050	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,500	0	0	1,035	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
125,400	125,400	125,400	116,085	116,085	0

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009-290-009-00 2017 Est. T.C.V. ANSON RONALD F
 Property Class: 401 7769 W WHITE BIRCH AVE
 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	71.00	131.00	0.9508	1.0000	1800	100		121,506
71 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								121,506

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Split, 2 Rail	7.50	1.00	200	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 2016

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1040 SF Floor Area = 1365 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	75.02	-8.67	0.00	650	43,128
1	Story Siding	Crawl Space	58.89	-8.67	0.00	390	19,586

Other Additions/Adjustments Rate Size Cost

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

(14) Water/Sewer
 Public Sewer 1,025.00 1 1,025
 Well, 50 Feet 1,575.00 1 1,575

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

County Multiplier = 1.38 => Cost New = 92,954

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 92,025
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 128,835

2017 Est. T.C.V. 009-290-009-00 = 251,291
 Est. TCV/Total Floor Area = 184.10, Most recent sale 08/12/2013 for 120,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
61,300	61,300	61,300	58,876	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
64,500	-200	0	64,500	529	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
125,600	125,600	125,600	123,905	123,905	0	

009-290-010-00	2017 Est. T.C.V.	CROW'S NEST LOT OWNERS
Property Class: 700		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
* Factors * EST - TO CHECK PLAT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	82.00	209.00	0.9105	1.0000	1800	100		134,396
82 Actual Front Feet, 0.39 Total Acres							Total Est. Land Value =	134,396

2017 Est. T.C.V. 009-290-010-00 = 0

Est. TCV/Total Floor Area = 0.00

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

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009-290-011-00 2017 Est. T.C.V. HOLMES ROBERT P & KIMBERLY J
 Property Class: 401 7789 W WHITE BIRCH AVE
 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	67.00	144.00	0.9674	1.0000	1800	100		116,673
67 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								116,673

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	8.98	1.00	96	45	388
Total Estimated Land Improvements True Cash Value =					388

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-10 Blt 1968

(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	61.31	-8.95	-0.24	936	48,784

Other Additions/Adjustments Rate Size Cost

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

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

(15) Built-Ins & Fireplaces
 Appliance Allowance 1,915.00 1 1,915

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County Multiplier = 1.38 => Cost New = 74,791

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 52,354

Separately Depreciated Items:

(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 17.40 588 10,231
 County Multiplier = 1.38 => Cost New = 14,119
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 12,707

Total Depreciated Cost = 65,061
 ECF (4520 NORTSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 90,435

2017 Est. T.C.V. 009-290-011-00 = 207,496
 Est. TCV/Total Floor Area = 221.68, Most recent sale 09/13/2012 for 204,150

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
102,500	102,500	102,500	96,910	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	872	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
103,700	103,700	103,700	97,782	97,782	0	

009-290-012-00	2017 Est. T.C.V.	CUNNINGHAM RUSSELL J
Property Class: 401		7799 W WHITE BIRCH AVE
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	67.00	140.00	0.9674	1.0000	1800	100		116,673
67 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								116,673

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	364	71	827
Total Estimated Land Improvements True Cash Value =					827

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

(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

(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
Fireplace: Exterior 1 Story	3450.00	1	3,450

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(17) Garages

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

Base Cost	24.80	224	5,555
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County Multiplier = 1.38 => Cost New = 86,110

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 51,666
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 69,749

2017 Est. T.C.V. 009-290-012-00 = 187,249

Est. TCV/Total Floor Area = 200.05

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
93,700	93,700	93,700	73,621	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-100	0	0	662	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
93,600	93,600	93,600	74,283	74,283	0	

009-290-013-00 2017 Est. T.C.V. ORMSBY H ROBERT II
 Property Class: 401 7809 W WHITE BIRCH AVE
 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	66.00	135.00	0.9718	1.0000	1800	100		115,451
66 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								115,451

Cost Est. for Res. Bldg: 1 Single Family 2S Cls BC Blt 1993

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1280 SF Floor Area = 2560 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	120.47	-11.50	0.00	1280	139,482

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525

(14) Water/Sewer

Public Sewer	1487.00	1	1,487
Well, 50 Feet	1600.00	1	1,600

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Exterior 2 Story	5875.00	1	5,875

(16) Porches

WCP (1 Story), Standard	51.75	35	1,811
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(16) Deck/Balcony

Treated Wood,Standard	7.12	480	3,418
Treated Wood,Standard	8.71	128	1,115

(17) Garages

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

Base Cost	23.15	576	13,334
Common Wall: 1 Wall	-1425.00	1	-1,425

County Multiplier = 1.38 => Cost New = 240,053

Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, Depr.Cost = 187,242
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 252,776

2017 Est. T.C.V. 009-290-013-00 = 368,227

Est. TCV/Total Floor Area = 143.84

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
178,800	178,800	178,800	139,739	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,300	0	1,257	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
184,100	184,100	184,100	140,996	140,996	140,996

009-290-014-00 2017 Est. T.C.V. DENNO WILLIAM L ETAL
 Property Class: 401 7819 W PINE 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	73.00	120.00	0.9429	1.0000	1800	100		123,892
73 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								123,892

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	160	0	0
Fencing: Wd, Split, 2 Rail	7.50	1.00	30	0	0
Shed: Metal Prefab	8.33	1.00	90	45	337
Shed: Wood Frame	11.89	1.00	42	35	175
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 =					987

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1060 SF Floor Area = 1060 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.68	0.00	0.00	436	25,584
1	Story Siding	Crawl Space	58.68	-8.63	0.00	624	31,231

Other Additions/Adjustments Rate Size Cost

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CPP, Standard	35.85	12	430
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(16) Deck/Balcony

Treated Wood, Standard	6.14	453	2,781
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County Multiplier = 1.38 => Cost New = 89,248

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 53,549
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 72,291

2017 Est. T.C.V. 009-290-014-00 = 197,170
 Est. TCV/Total Floor Area = 186.01

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,900	98,900	98,900	83,671	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	753	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,600	98,600	98,600	84,424	84,424	84,424	

009-290-015-00 2017 Est. T.C.V. PAPKE RONALD ROY &
 Property Class: 402 W PINE 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	60.00	108.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	108,000

2017 Est. T.C.V. 009-290-015-00 = 108,000

Est. TCV/Total Floor Area = 101.89

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
54,000	54,000	54,000	32,769	0.90

2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	294	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
54,000	54,000	54,000	33,063	33,063	0

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009-290-017-00 2017 Est. T.C.V. TOMSHAK MEGAN MARIE
 Property Class: 401 7849 W PINE 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	66.00	141.00	0.9718	1.0000	1800	100		115,451
66 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								115,451

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	342	71	835
Total Estimated Land Improvements True Cash Value =					835

Cost Est. for Res. Bldg: 1 Single Family 1S C1s C+5 Blt 1966

(11) Heating System: Electric Baseboard

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	72.06	0.00	-0.28	900	64,602

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	11.45	900	10,305
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

(14) Water/Sewer

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

WCP (1 Story), Standard	31.12	80	2,490
CPP, Standard	13.18	140	1,845
WPP, Standard	8.53	408	3,480
WPP, Standard	9.96	243	2,420

(17) Garages

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

Base Cost	19.70	440	8,668
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 147,622

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 88,573
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 119,574

2017 Est. T.C.V. 009-290-017-00					=	235,860
Est. TCV/Total Floor Area = 262.07, Most recent sale 11/01/2012 for 225,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
117,800	117,800	117,800	108,222	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	100	0	0	0	973	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
117,900	117,900	117,900	109,195	109,195	109,195	

009-290-018-00 2017 Est. T.C.V. STECKROTH FAMILY TRUST
 Property Class: 401 7859 W PINE 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	70.00	160.00	0.9548	1.0000	1800	100		120,306
70 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								120,306

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	7.55	1.00	96	45	326
Total Estimated Land Improvements True Cash Value =					326

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 795 SF Floor Area = 795 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	51.19	-8.97	-1.89	795	32,062

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 525.00 1 525

(14) Water/Sewer
 Public Sewer 912.00 1 912
 Well, 50 Feet 1575.00 1 1,575

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

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(16) Porches
 WPP, Standard 9.36 228 2,134
 WSEP (1 Story), Standard 28.86 121 3,492

(16) Deck/Balcony
 Treated Wood,Standard 7.94 86 683
 Treated Wood,Standard 7.84 90 706

(16) Breezeways
 Frame Wall,Unfinished 22.25 469 10,435

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

County Multiplier = 1.38 => Cost New = 90,797

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 63,558
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 88,345

2017 Est. T.C.V. 009-290-018-00 = 208,977
 Est. TCV/Total Floor Area = 262.86, Most recent sale 05/01/1997 for 86,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
103,400	103,400	103,400	81,228	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	731	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
104,500	104,500	104,500	81,959	81,959	0

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009-290-019-00 2017 Est. T.C.V. COLLIER BETTY TRUST
 Property Class: 401 7869 W PINE 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	71.00	172.00	0.9508	1.0000	1800	100		121,506
71 Actual Front Feet, 0.28 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	3.44	1.00	547	73	1,374
Total Estimated Land Improvements True Cash Value =					1,374

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1976

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 984 SF Floor Area = 1476 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	85.83	-9.82	0.00	984	74,794

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: Exterior 1 Story	3875.00	1	3,875

(16) Deck/Balcony

Treated Wood,Standard	6.42	432	2,773
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(17) Garages

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

Base Cost	19.29	462	8,912
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 136,401

Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 99,573
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 139,402

2017 Est. T.C.V. 009-290-019-00 = 262,282

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
126,200	126,200	126,200	100,641	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,900	0	0	905	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
131,100	131,100	131,100	101,546	101,546	101,546	

009-290-020-00 2017 Est. T.C.V. HUNT DAVID H & KRUYMAS
 Property Class: 401 7879 W PINE 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	66.00	165.00	0.9718	1.0000	1800	100		115,451
66 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								115,451

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 2011

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1379 SF Floor Area = 1929 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	69.95	-9.88	0.00	1379	82,837
1	Story Siding	Overhang	36.94	0.00	0.00	550	20,317

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

Draft Record Card - Printed before March Board of Review

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	16.73	475	7,947
CCP (1 Story), Standard	38.96	48	1,870

(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
Storage area over garage	3.95	390	1,541

County Multiplier = 1.38 => Cost New = 187,834

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 180,320
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 252,448

2017 Est. T.C.V. 009-290-020-00 = 368,849

Est. TCV/Total Floor Area = 191.21, Most recent sale 06/01/2002 for 85,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
174,800	174,800	174,800	151,285	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,600	0	0	1,361	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
184,400	184,400	184,400	152,646	152,646	0

009-290-021-00 2017 Est. T.C.V. ANTON ROBERT A & KATHLEEN M
 Property Class: 401 7889 W PINE 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	66.00	147.00	0.9718	1.0000	1000	100		64,140
66 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								64,140

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	100	71	227
Total Estimated Land Improvements True Cash Value =					227

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1967

(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 Block	Crawl Space	59.19	-8.55	0.00	1098	55,603

Other Additions/Adjustments Rate Size Cost

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

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

(15) Built-Ins & Fireplaces
 Appliance Allowance 1,415.00 1 1,415
 Fireplace: Wood Stove 1,125.00 1 1,125

Draft Record Card Printed before March Board of Review

(17) Garages
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 20.85 440 9,174
 Common Wall: 1 Wall -1225.00 1 -1,225
 Mechanical Doors 350.00 1 350

County Multiplier = 1.42 => Cost New = 98,934

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 70,243
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 98,340

2017 Est. T.C.V. 009-290-021-00 = 162,707

Est. TCV/Total Floor Area = 148.18

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
85,500	85,500	85,500	75,926	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-4,100	0	0	5,474	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
81,400	81,400	81,400	76,609	81,400	0

009-290-022-00	2017 Est. T.C.V.	ANTON DOUGLAS A & MILTON R
Property Class: 401		7899 W PINE 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	67.00	131.00	0.9674	1.0000	1000	100		64,818
67 Actual Front Feet, 0.20 Total Acres				Total Acres	Total Est. Land Value =			64,818

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	792	71	1,799
Total Estimated Land Improvements True Cash Value =					1,799

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 884 SF Floor Area = 884 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Brick	Slab	70.52	-10.78	-0.21	884	52,625

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
Fireplace: Interior 1 Story	2900.00	1	2,900

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(17) Garages

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

Base Cost	18.14	484	8,780
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 96,979

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 68,855
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 96,397

2017 Est. T.C.V. 009-290-022-00 = 163,014

Est. TCV/Total Floor Area = 184.40

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
86,100	86,100	86,100	81,419	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-4,600	0	0	81	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
81,500	81,500	81,500	82,151	81,500	81,500

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009-290-023-00 2017 Est. T.C.V. THORP KAREN S
 Property Class: 401 7909 W PINE 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 C> GROUP C		\$70,000			70000	100		70,000
68 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								70,000

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	400	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1692 SF Floor Area = 2850 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	68.89	-7.63	0.00	1692	103,652
1	Story Siding	Overhang	30.80	0.00	0.00	312	9,610

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

Appliance Allowance		1415.00		1	1,415
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(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 = 177,279

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 115,231
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 161,324

2017 Est. T.C.V. 009-290-023-00 = 232,274

Est. TCV/Total Floor Area = 81.50, Most recent sale 08/27/2015 for 205,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
100,800	100,800	100,800	100,800	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,700	5,600	0	9,700	907	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
116,100	116,100	116,100	111,407	111,407	0

12:32 PM

009-290-024-00 2017 Est. T.C.V. WOODCOCK DALE R & JANET A
 Property Class: 401 7919 W PINE 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 C> GROUP C		\$70,000			70000	100		70,000
68 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								70,000

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	644	71	1,573
Total Estimated Land Improvements True Cash Value =					1,573

Cost Est. for Res. Bldg: 1 Single Family BI Cls C-5 Blt 1969

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1034 SF Floor Area = 1492 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Bi-Level	Siding	Bi-Lev. 80%	81.84	0.00	3.64	517	44,193
1	Story Siding	Crawl Space	63.47	-9.21	1.82	517	28,993
1	Story Siding	Overhang	38.77	0.00	0.00	44	1,706

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
Fireplace: Direct-Vented Gas	1200.00	1	1,200

(16) Porches

CGEP (1 Story), Standard	53.58	64	3,429
CCP (1 Story), Standard	34.76	64	2,225
CCP (1 Story), Standard	29.18	105	3,064
CCP (1 Story), Standard	27.17	120	3,260

(16) Deck/Balcony

Treated Wood, Standard	6.45	400	2,580
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(16) Breezeways

Frame Wall, Finished	27.75	126	3,497
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(17) Garages

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

Base Cost	20.45	504	10,307
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 156,272

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 93,763
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 126,581

2017 Est. T.C.V. 009-290-024-00 = 198,154

Est. TCV/Total Floor Area = 132.81, Most recent sale 09/01/1999 for 149,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
96,300	96,300	96,300	83,240	0.90

Parcel Number: 009-290-024-00

Page: 2

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,800	0	0	749	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	99,100	99,100	99,100	83,989	83,989	83,989

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009-290-025-00 2017 Est. T.C.V. HUCKLE CHRISTOPHE & HUCKLE KATHRYE
 Property Class: 401 7929 W PINE 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 C> GROUP C		\$70,000			70000	100		70,000
66 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								70,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.07	1.00	80	93	898
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 =					3,248

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+10 Blt 2003

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 952 SF Floor Area = 1428 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	95.05	-10.89	3.16	952	83,129

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	25.00	136	3,400
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(16) Deck/Balcony

Treated Wood, Standard	7.34	168	1,233
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County Multiplier = 1.38 => Cost New = 133,444

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 120,100
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 168,140

2017 Est. T.C.V. 009-290-025-00 = 241,388

Est. TCV/Total Floor Area = 169.04, Most recent sale 08/07/2015 for 232,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
114,100	114,100	114,100	114,100	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,600	0	0	1,026	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
120,700	120,700	120,700	115,126	115,126	0

12:32 PM

009-290-026-00	2017 Est. T.C.V.	HINDY GERARD T & MOLLIE M
Property Class: 401		7939 W PINE 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 C> GROUP C		\$70,000			70000	100		70,000
109 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								70,000

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	114	76	298
Shed: Wood Frame	11.06	1.00	120	71	942
Total Estimated Land Improvements True Cash Value =					1,240

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1986

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 874 SF Floor Area = 874 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	65.60	0.00	0.00	874	57,334

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, 50 Feet	1575.00	1	1,575

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(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	7.01	208	1,458
Treated Wood,Standard	10.25	50	513
Treated Wood,Standard	11.81	40	472
Treated Wood,Standard	6.15	561	3,450

County Multiplier = 1.38 => Cost New = 105,521

Phy/Ab.Phy/Func/Econ/Comb.%Good= 76/100/100/100/76.0, Depr.Cost = 80,196

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	500	5,725
County Multiplier = 1.38 =>		Cost New =	7,901
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	3,950

Total Depreciated Cost = 84,146

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 117,805

2017 Est. T.C.V. 009-290-026-00 = 189,045

Est. TCV/Total Floor Area = 216.30, Most recent sale 09/01/1999 for 132,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
92,000	92,000	92,000	90,696	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	0	816	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,500	94,500	94,500	91,512	91,512	0	

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009-290-027-00	2017 Est. T.C.V.	GLASHOWER THOMAS J & KIMBERLY A
Property Class: 401		260 S CAROLYN AVE
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	52.00	238.00	1.0364	1.0000	1100	100		59,283
52 Actual Front Feet, 0.28 Total Acres								Total Est. Land Value = 59,283

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	4.23	1.00	378	0	0
Shed: Metal Prefab	12.17	1.00	48	45	263
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.5	95	7,125
Total Estimated Land Improvements True Cash Value =					7,388

Cost Est. for Res. Bldg: 1 Single Family LOG Cls BC Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 1288 SF Floor Area = 1932 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1.5 Story Cedar Logs Basement 133.77 0.00 2.77 1288 175,864

Other Additions/Adjustments Rate Size Cost

(1) Exterior
Brick Veneer 8.80 28 246
Walk out Basement Door(s) 1025.00 1 1,025

Draft Record Card - Printed before March Board of Review

(13) Plumbing
Average Fixture(s) 1120.00 1 1,120
3 Fixture Bath 3525.00 1 3,525
2 Fixture Bath 2350.00 2 4,700

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

(15) Built-Ins & Fireplaces
Appliance Allowance 2610.00 1 2,610
Fireplace: Interior 2 Story 4800.00 1 4,800

(16) Porches
WCP (1 Story), Standard 31.24 111 3,468
WPP, Standard 13.80 145 2,001
WPP, Standard 8.84 545 4,818

(17) Garages
Class:BC Exterior: Siding Foundation: 42 Inch (Finished)
Base Cost 24.15 736 17,774
Automatic Doors 425.00 2 850
Storage area over garage 4.50 442 1,989

County Multiplier = 1.38 => Cost New = 316,471

Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0, Depr.Cost = 281,659

Separately Depreciated Items:

(9) Basement Finish
Basement Recreation Finish 13.50 1288 17,388
County Multiplier = 1.38 => Cost New = 23,995
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 11,998

Parcel Number: 009-290-027-00

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	Total Depreciated Cost =	293,657
ECF (4520 NORTSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =		411,120

2017 Est. T.C.V. 009-290-027-00 = 477,791

Est. TCV/Total Floor Area = 247.30, Most recent sale 03/31/2011 for 390,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
222,800	222,800	222,800	183,981	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,100	0	0	1,655	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
238,900	238,900	238,900	185,636	185,636	0	

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009-290-028-00	2017 Est. T.C.V.	BALL JAMES R & JANICE C
Property Class: 401		268 S CAROLYN AVE
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	52.00	165.00	1.0364	1.0000	1100	100		59,283
52 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value = 59,283

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: 4in Ren. Conc.	4.21	1.00	550	0	0
Shed: Metal Prefab	9.92	1.00	48	45	214
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 =					2,564

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 1970

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 1056 SF Floor Area = 1392 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	88.97	0.00	-0.42	672	59,506
1	Story Siding	Basement	69.88	0.00	-0.28	384	26,726

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	46.52	36	1,675
WPP, Standard	10.01	240	2,402

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

Base Cost	19.27	572	11,022
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 154,310
Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 115,732

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	384	4,397
County Multiplier = 1.38 =>		Cost New =	6,068
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	3,034

Total Depreciated Cost = 118,766
ECF (4520 NORTHSORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 166,272

Parcel Number: 009-290-028-00

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2017 Est. T.C.V. 009-290-028-00	=	228,119			
Est. TCV/Total Floor Area = 163.88					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
107,600	0	0	0	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
114,100	0	92,221	0	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
114,100	114,100	114,100	92,221	92,221	92,221

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009-290-029-00	2017 Est. T.C.V.	LONSBERRY SCOTT & JUDITH ANN
Property Class: 401		280 S CAROLYN AVE
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	52.00	183.00	1.0364	1.0000	1100	100		59,283
52 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								59,283

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	267	0	0
Shed: Wood Frame	11.71	1.00	48	94	528
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 =					1,003

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1967

(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	960	57,466

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

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CPP, Standard	23.27	36	838
WPP, Standard	9.56	240	2,294

County Multiplier = 1.38 => Cost New = 95,762

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 62,245
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 86,521

2017 Est. T.C.V. 009-290-029-00 = 146,807

Est. TCV/Total Floor Area = 152.92, Most recent sale 08/02/2004 for 161,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
71,900	71,900	71,900	62,822	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	565	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
73,400	73,400	73,400	63,387	63,387	0

009-290-030-00	2017 Est. T.C.V.	WARREN J & S JOINT LIVING TRUST
Property Class: 401		292 S CAROLYN AVE
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	60.00	160.00	1.0000	1.0000	950	100		57,000
60 Actual Front Feet, 0.22 Total Acres								Total Est. Land Value = 57,000

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	800	0	0
Shed: Wood Frame	11.53	1.00	96	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+10 Blt 2003

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1008 SF Floor Area = 1512 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	93.96	0.00	3.16	1008	97,897

Other Additions/Adjustments

	Rate	Size	Cost
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	6.76	264	1,785
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(17) Garages

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

Base Cost	21.75	440	9,570
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 166,757

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 150,082

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	1008	11,542
County Multiplier = 1.38 =>		Cost New =	15,927
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	7,964

Total Depreciated Cost = 158,045
 ECF (4520 NORTHSORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 221,263

2017 Est. T.C.V. 009-290-030-00 = 280,638

Parcel Number: 009-290-030-00

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Est. TCV/Total Floor Area = 185.61, Most recent sale 08/01/1997 for 36,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
130,200	130,200	130,200	122,599	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	10,100	0	0	1,103	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
140,300	140,300	140,300	123,702	123,702	123,702	

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009-290-031-00 2017 Est. T.C.V. SCHAFRANEK EUGENE J TRUSTEE OF THE
 Property Class: 401 304 S CAROLYN AVE
 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	60.00	149.00	1.0000	0.9789	950	100		55,795
60 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								55,795

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	90	71	220
Total Estimated Land Improvements True Cash Value =					220

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 767 SF Floor Area = 959 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	81.75	0.00	0.00	767	62,702

Other Additions/Adjustments Rate Size Cost

Walk out Basement Door(s)	775.00	1	775
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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, 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

(16) Porches

WPP, Standard	8.56	404	3,458
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County Multiplier = 1.38 => Cost New = 101,392

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 65,905
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 92,267

2017 Est. T.C.V. 009-290-031-00 = 148,282

Est. TCV/Total Floor Area = 154.62

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
69,100	69,100	69,100	40,928	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	0	368	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
74,100	74,100	74,100	41,296	41,296	0	

009-290-032-00	2017 Est. T.C.V.	SCHAFRANEK EUGENE J TRUSTEE OF THE
Property Class: 402		S CAROLYN AVE
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	60.00	145.00	1.0000	0.9709	950	100		55,341
60 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	55,341

2017 Est. T.C.V. 009-290-032-00 = 55,341

Est. TCV/Total Floor Area = 57.71

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,200	26,200	26,200	22,147	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,500	0	0	199	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,700	27,700	27,700	22,346	22,346	0	

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009-290-033-00 2017 Est. T.C.V. KOZLOWSKI RENEE
 Property Class: 401 316 S CAROLYN AVE
 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	77.00	147.00	0.9395	1.0000	1100	100		79,579
77 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								79,579

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	800	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	1166	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	191	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls C+5 Blt 1977

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1402 SF Floor Area = 2059 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	66.57	0.00	2.01	889	60,968
1	Story Siding	Slab	66.57	-11.52	2.01	513	29,272
1	Story Siding	Overhang	36.83	0.00	0.00	72	2,652
1	Story Siding	Overhang	36.83	0.00	0.00	103	3,793
1	Story Brick	Overhang	42.75	0.00	0.00	482	20,606

Other Additions/Adjustments

	Rate	Size	Cost
Walk out Basement Door(s)	775.00	1	775

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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	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250
Fireplace: Prefab 1 Story	2200.00	1	2,200
Fireplace: Wood Stove	1350.00	1	1,350

(16) Porches

WPP, Standard	7.97	473	3,770
WPP, Standard	9.96	243	2,420
CCP (1 Story), Standard	30.27	96	2,906

(16) Deck/Balcony

Treated Wood, Standard	6.69	288	1,927
Wood Balcony	17.50	41	718

(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 = 213,195

Notes: +ONSITE ADDITION

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 149,236

Separately Depreciated Items:

(9) Basement Finish			
Basement Recreation Finish	11.45	875	10,019
County Multiplier = 1.38 =>		Cost New =	13,826
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	6,913
		Total Depreciated Cost =	156,149
ECF (4520 NORTHSORE LAKE MISSAUKEE AREA)1.200 =>	TCV of Bldg: 1	=	187,379

2017 Est. T.C.V. 009-290-033-00	=	267,928				
Est. TCV/Total Floor Area = 130.13, Most recent sale 07/15/2005 for 165,500						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
131,600	131,600	131,600	126,152	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	1,700	700	0	1,700	1,135	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
134,000	134,000	134,000	128,987	128,987	128,987	

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009-290-034-50	2017 Est. T.C.V.	WELLS DAVID ALAN & PATRICIA KAY
Property Class: 402		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * S 1/2 LOT 34

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE D 950/FF	30.00	152.00	1.0000	0.9847	950	100		28,065
30 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	28,065

2017 Est. T.C.V. 009-290-034-50	=	28,065			
Est. TCV/Total Floor Area = 13.63					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
13,300	13,300	13,300	13,300	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	700	0	119	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,000	14,000	14,000	13,419	13,419	13,419

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009-290-035-00 2017 Est. T.C.V. WELLS DAVID ALAN & PATRICIA KAY
 Property Class: 401 352 S CAROLYN AVE
 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	52.00	148.00	1.0000	0.9769	950	100		48,258
52 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								48,258

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 1991

(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 Pine Logs	Basement	75.72	0.00	0.00	960	72,691

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

(13) Plumbing

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

(14) Water/Sewer

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

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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	20.53	266	5,461
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(16) Deck/Balcony

Treated Wood w/Roof,Standard	16.45	320	5,264
Treated Wood w/Roof,Standard	20.65	128	2,643

(17) Basement Garages

Basement Garage: 1 Car	1550.00	1	1,550
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County Multiplier = 1.38 => Cost New = 136,512

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 109,209

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	349	3,996
County Multiplier = 1.38 =>		Cost New =	5,515
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	2,757

Total Depreciated Cost = 111,966
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 156,753

2017 Est. T.C.V. 009-290-035-00 = 207,361
 Est. TCV/Total Floor Area = 216.00, Most recent sale 10/15/2009 for 185,500
 2016 Assessed MBOR S.E.V. Base for Cap C.P.I.

Parcel Number: 009-290-035-00

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	99,100	99,100	99,100	71,970	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,600	0	0	647	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	103,700	103,700	103,700	72,617	72,617	72,617

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009-290-036-00	2017 Est. T.C.V.	KOUZOUJIAN RICHARD A
Property Class: 401		364 S CAROLYN AVE
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	102.00	121.00	0.8758	0.9196	950	100		78,039
102 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								78,039

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	484	82	1,270
Total Estimated Land Improvements True Cash Value =					1,270

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 = 1296 SF Floor Area = 1296 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.55	-8.19	0.00	768	37,140
1	Story Siding	Crawl Space	56.55	-8.19	0.00	528	25,534

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

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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	6.37	294	1,873
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(17) Garages

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

Base Cost	17.36	572	9,930
Storage area over garage	3.85	286	1,101

County Multiplier = 1.38 => Cost New = 115,435

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 69,261

Separately Depreciated Items:

(16) Porches

WCP (1 Story), Standard	28.26	96	2,713
County Multiplier = 1.38 =>		Cost New =	3,744

Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0, Depr.Cost = 3,145

(16) Deck/Balcony

Treated Wood,Standard	8.05	96	773
County Multiplier = 1.38 =>		Cost New =	1,066

Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0, Depr.Cost = 896

Total Depreciated Cost = 73,302

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 98,957

2017 Est. T.C.V. 009-290-036-00 = 178,266

Est. TCV/Total Floor Area = 137.55, Most recent sale 06/15/2004 for 185,100

Parcel Number: 009-290-036-00

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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	2,400	0	0	780	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,100	89,100	89,100	87,480	87,480	0	

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009-290-038-00	2017 Est. T.C.V.	JORGENSEN MARK A
Property Class: 402		S CAROLYN AVE
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 D> GROUP D 35K					35000	100		35,000
50 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	35,000

2017 Est. T.C.V. 009-290-038-00 = 35,000

Est. TCV/Total Floor Area = 27.01

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,500	17,500	17,500	13,956	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	125	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,500	17,500	17,500	14,081	14,081	0	

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009-290-039-00 2017 Est. T.C.V. JORGENSEN MARK A
 Property Class: 401 400 S CAROLYN AVE
 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 D> GROUP D 35K					35000	100		35,000
40 Actual Front Feet, 0.09 Total Acres							Total Est. Land Value =	35,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C-5 Blt 1971

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 747 SF Floor Area = 1120 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	86.42	0.00	-0.38	747	64,272

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	11.45	747	8,553
Walk out Basement Door(s)	775.00	3	2,325

(13) Plumbing

Average Fixture(s)	760.00	1	760
2 Fixture Bath	1600.00	2	3,200

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 2 Story	4650.00	1	4,650
Fireplace: Wood Stove	1350.00	1	1,350

(16) Porches

WPP, Standard	8.82	357	3,149
WPP, Standard	7.15	650	4,648

County Multiplier = 1.38 => Cost New = 134,630

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 80,778
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 109,051

2017 Est. T.C.V. 009-290-039-00 = 144,526
 Est. TCV/Total Floor Area = 129.04

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
69,900	69,900	69,900	58,467	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,400	0	526	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
72,300	72,300	72,300	58,993	58,993	0	

009-290-040-00	2017 Est. T.C.V.	DENNO MICHAEL P & LAURIE J TRUST
Property Class: 401		412 S CAROLYN AVE
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 D> GROUP D 35K					35000	100		35,000
40 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	35,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	84	71	205
Total Estimated Land Improvements True Cash Value =					205

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 = 768 SF Floor Area = 768 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	67.52	0.00	0.00	768	51,855

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

(13) Plumbing	Rate	Size	Cost
Average Fixture(s)	760.00	1	760

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

(15) Built-Ins & Fireplaces **Draft Record Card - Printed before March Board of Review**
Appliance Allowance 1915.00 1 1,915

(16) Deck/Balcony	Rate	Size	Cost
Treated Wood,Standard	6.68	289	1,931
Treated Wood,Standard	7.25	180	1,305

County Multiplier = 1.38 => Cost New = 84,563

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 54,966
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 76,403

2017 Est. T.C.V. 009-290-040-00					=	111,608
Est. TCV/Total Floor Area = 145.32, Most recent sale 04/18/2013 for 114,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,400	54,400	54,400	54,400	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	0	489	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,800	55,800	55,800	54,889	54,889	0	

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009-290-042-00 2017 Est. T.C.V. VANDEN BOSCH LIVING TRUST
 Property Class: 401 7860 W PINE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * Walleye Channel

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> GROUP D 35K					35000	100		35,000
BACK LOT 125/FF	47.00	175.00	1.0000	0.0000	125	100*		0
* denotes lines that do not contribute to the total acreage calculation.								
67 Actual Front Feet, 0.08 Total Acres Total Est. Land Value =								35,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	196	50	292
Total Estimated Land Improvements True Cash Value =					292

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D+10 Blt 1978

(11) Heating System: Electric Baseboard

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	50.17	0.00	0.53	1360	68,952

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	625.00	1	625

(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: Wood Stove	950.00	2	1,900

(16) Deck/Balcony

Treated Wood,Standard	5.60	940	5,264
Treated Wood,Standard	7.70	96	739
Treated Wood,Standard	5.65	600	3,390

(17) Basement Garages

Basement Garage: 1 Car	1475.00	1	1,475
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 121,464

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 72,878

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	9.65	396	3,821
County Multiplier = 1.38 =>			Cost New = 5,274
Phy/Ab.Phy/Func/Econ/Comb.%Good= 25/100/100/100/25.0,			Depr.Cost = 1,318

Total Depreciated Cost = 74,197
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 100,165

2017 Est. T.C.V. 009-290-042-00 = 135,457
 Est. TCV/Total Floor Area = 99.60, Most recent sale 01/25/2012 for 105,000
 2016 Assessed MBOR S.E.V. Base for Cap C.P.I.
 67,400 67,400 67,400 58,806 0.90

Parcel Number: 009-290-042-00

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2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	300	0	0	529	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	67,700	67,700	67,700	59,335	59,335	0

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009-290-044-00	2017 Est. T.C.V.	DENNO WILLIAM L & SELMA G
Property Class: 402		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * 78X97 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
N OF LK MI SUB	290,681,500	0.17	Acres	75000	100			13,050
		0.17	Total Acres				Total Est. Land Value =	13,050

2017 Est. T.C.V. 009-290-044-00	=	13,050			
Est. TCV/Total Floor Area =	9.60				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
6,500	6,500	6,500	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
6,500	6,500	6,500	3,074	3,074	3,074

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009-290-045-00	2017 Est. T.C.V.	CROW'S NEST LOT OWNERS
Property Class: 700		W WHITE BIRCH AVE
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
N OF LK MI SUB	290,681,500	0.11	Acres	75000	100			8,550
		0.11	Total Acres				Total Est. Land Value =	8,550

2017 Est. T.C.V. 009-290-045-00	=	0			
Est. TCV/Total Floor Area =	0.00				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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009-290-046-00	2017 Est. T.C.V.	DEAN MICAH J & NICOLE D &
Property Class: 401		7770 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
* Factors * 60' X 145'AVG

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
N OF LK MI SUB	290,681,500	0.20 Acres	75000	100				15,000
		0.20 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	163	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 1966

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 632 SF Floor Area = 632 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	74.44	0.00	0.00	632	47,046

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

(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	11.27	176	1,984
WGEP (1 Story), Standard	35.08	163	5,718
WPP, Standard	14.01	110	1,541

(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 = 103,824

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 62,295
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 84,098

2017 Est. T.C.V. 009-290-046-00 = 99,573

Est. TCV/Total Floor Area = 157.55, Most recent sale 12/21/2015 for 125,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
49,500	49,500	49,500	49,500	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	300	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
49,800	49,800	49,800	49,945	49,800	0

009-290-048-00 2017 Est. T.C.V. HICKS JAMES C & JOY B
 Property Class: 401 7740 W WHITE BIRCH AVE
 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	90.00	82.00	1.0000	0.0000	1800	100*	SHARED ACCESS	0
N OF LK MI SUB 290,681,500		0.17 Acres			75000	100		12,675
* denotes lines that do not contribute to the total acreage calculation.								
90 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								12,675

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	750	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					970

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls CD Blt 1989

(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	960	57,466

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	1	1,975

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(14) Water/Sewer			
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			
WGEP (1 Story), Standard	31.31	192	6,012
CGEP (1 Story), Standard	44.26	96	4,249

(16) Deck/Balcony			
Treated Wood,Standard	18.43	16	295
Treated Wood,Standard	6.59	240	1,582

(17) Basement Garages			
Basement Garage: 2 Car	2075.00	1	2,075
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 113,916

Notes: MANUFACTURED

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 91,133

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 0.600 => TCV of Bldg: 1 = 54,680

2017 Est. T.C.V. 009-290-048-00	=	68,325			
Est. TCV/Total Floor Area = 71.17, Most recent sale 07/19/2011 for 72,500					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
34,000	34,000	34,000	34,000	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	200	0	200	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-290-048-00

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34,200	34,200	34,200	34,306	34,200	0
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009-290-050-00 2017 Est. T.C.V. HARPER JOSEPH H
 Property Class: 401 7710 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * 60X99'IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
N OF LK MI SUB	290,681,500	0.14 Acres	75000	100				10,200
		0.14 Total Acres			Total Est.		Land Value =	10,200

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.85	1.00	120	45	532
	Total Estimated Land Improvements True Cash Value =				532

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

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.59	-8.81	-2.85	980	46,971

Other Additions/Adjustments Rate Size Cost

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

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

(15) Built-Ins & Fireplaces
 Appliance Allowance 1415.00 1 1,415
 Fireplace: Exterior 1 Story 3450.00 1 3,450

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(16) Porches
 WGEF (1 Story), Standard 27.87 260 7,246
 WPP, Standard 32.30 16 517

(17) Carports
 Aluminum 7.50 200 1,500

County Multiplier = 1.38 => Cost New = 88,775

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 57,703
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 60,589

2017 Est. T.C.V. 009-290-050-00 = 71,321

Est. TCV/Total Floor Area = 72.78, Most recent sale 07/01/1996 for 58,200

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
36,900	36,900	36,900	30,071	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,200	0	270	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,700	35,700	35,700	30,341	30,341	0

009-290-051-00 2017 Est. T.C.V. SOMMER GERALD S
 Property Class: 401 7700 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * 61' X 107'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
N OF LK MI SUB	290,681,500	0.15 Acres	75000	100				11,250
		0.15 Total Acres					Total Est. Land Value =	11,250

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 1974

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 624 SF Floor Area = 936 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	99.75	0.00	3.01	624	64,122

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

(13) Plumbing

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

(14) Water/Sewer

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	7.10	721	5,119
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(16) Deck/Balcony

Treated Wood, Standard	6.85	240	1,644
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(17) Garages

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

Base Cost	23.75	170	4,038
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 121,488

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 85,042
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 89,294

2017 Est. T.C.V. 009-290-051-00 = 101,019
 Est. TCV/Total Floor Area = 107.93, Most recent sale 02/03/2012 for 75,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
52,300	52,300	52,300	43,069	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,800	0	0	387	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
50,500	50,500	50,500	43,456	43,456	0

009-290-053-00	2017 Est. T.C.V.	JOHNSON JEFFREY S & SALLY JO
Property Class: 401		7691 W DEER TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * 49'X106' IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GROUP E 10K					10000	100		10,000
49 Actual Front Feet, 0.12 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 Concrete	3.61	1.00	262	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 Blt 1973

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 879 SF Floor Area = 1318 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.5 Story Siding Basement 87.77 0.00 0.00 879 77,150

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

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

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

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(15) Built-Ins & Fireplaces
 Appliance Allowance 1915.00 1 1,915
 Fireplace: Prefab 1 Story 2200.00 1 2,200

(16) Porches
 WPP, Standard 7.33 575 4,215

County Multiplier = 1.38 => Cost New = 126,065

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 81,942

Separately Depreciated Items:

(9) Basement Finish
 Basement Recreation Finish 11.45 879 10,065
 County Multiplier = 1.38 => Cost New = 13,889
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 25/100/100/100/25.0, Depr.Cost = 3,472

Total Depreciated Cost = 85,415
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 89,685

2017 Est. T.C.V. 009-290-053-00 = 100,625

Est. TCV/Total Floor Area = 76.35, Most recent sale 12/01/1996 for 78,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
52,100	52,100	52,100	40,719	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,800	0	366	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
50,300	50,300	50,300	41,085	41,085	0

009-290-054-00	2017 Est. T.C.V.	SCOTT JEFFREY & JOHNSON SALLY JO
Property Class: 402		W DEER TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * 70'X95' IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GROUP E 10K					10000	100		10,000
70 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	10,000

2017 Est. T.C.V. 009-290-054-00 = 10,000
 Est. TCV/Total Floor Area = 7.59, Most recent sale 08/31/2012 for 7,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
5,000	5,000	5,000	3,622	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	32	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	3,654	3,654	0

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009-290-056-00 2017 Est. T.C.V. DOLL LARRY & BETTY
 Property Class: 401 W DEER TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * 70*86 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GROUP E 10K					10000	100		10,000
70 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								10,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2005

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

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

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

Other Additions/Adjustments	Rate	Size	Cost

(13) Plumbing

3 Fixture Bath	2400.00	-1	-2,400
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(17) Garages

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

Base Cost	24.01	360	8,644
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 9,099

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 8,189

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 8,599

2017 Est. T.C.V. 009-290-056-00 = 18,599

Est. TCV/Total Floor Area = 0.00

2016 Assessed MBOR S.E.V. Base for Cap. C.P.I. **Draft Record Card - Printed before March Board of Review**

9,500 9,500 9,500 1,975 0.90

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-200	0	0	17	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,300	9,300	9,300	1,992	1,992	0

009-290-057-00	2017 Est. T.C.V.	BOONSTRA GERALD D & JOYCE B
Property Class: 402		W DEER TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
* Factors * 60X85IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GROUP E 10K					10000	100		10,000
60 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

2017 Est. T.C.V. 009-290-057-00	=	10,000			
Est. TCV/Total Floor Area =	0.00				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
5,000	5,000	5,000	1,975	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
5,000	5,000	5,000	1,992	1,992	0

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009-290-058-00 2017 Est. T.C.V. YOUNG DAVID R & MARIAN (LE)
 Property Class: 401 W DEER TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * TRIANGLE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GROUP E 10K					10000	100		10,000
85 Actual Front Feet, 0.33 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	2.98	1.00	60	71	127
Total Estimated Land Improvements True Cash Value =					127

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

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	47.71	-8.25	-1.89	1080	40,576

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 525.00 1 525

(14) Water/Sewer
 Public Sewer 912.00 1 912
 Well, 50 Feet 1575.00 1 1,575

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

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(17) Garages
 Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 17.34 484 8,393
 Mechanical Doors 325.00 1 325

County Multiplier = 1.38 => Cost New = 73,885

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 48,026

Separately Depreciated Items:

(16) Porches
 WGEP (1 Story), Standard 25.81 288 7,433
 County Multiplier = 1.38 => Cost New = 10,258
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 7,283

(16) Deck/Balcony
 Treated Wood,Standard 6.09 304 1,851
 County Multiplier = 1.38 => Cost New = 2,555
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 2,248

Total Depreciated Cost = 57,557
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 60,435

2017 Est. T.C.V. 009-290-058-00 = 70,562

Est. TCV/Total Floor Area = 65.34, Most recent sale 03/01/1999 for 42,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,500	36,500	36,500	30,231	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,200	0	0	272	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,300	35,300	35,300	30,503	30,503	0	

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009-290-059-00 2017 Est. T.C.V. YOUNG DAVID R & MARIAN T
 Property Class: 402 W DEER TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * 60X140 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GROUP E 10K					10000	100		10,000
60 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	10,000

2017 Est. T.C.V. 009-290-059-00 = 10,000

Est. TCV/Total Floor Area = 9.26, Most recent sale 03/26/2010 for 7,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
5,000	5,000	5,000	3,622	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	32	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	3,654	3,654	0

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009-290-060-00 2017 Est. T.C.V. DOLL RONALD D & DEANNA M
 Property Class: 402 W DEER TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * 60X140 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GROUP E 10K					10000	100		10,000
60 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	10,000

2017 Est. T.C.V. 009-290-060-00 = 10,000

Est. TCV/Total Floor Area = 9.26, Most recent sale 03/26/2010 for 8,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
5,000	5,000	5,000	3,622	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	32	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	3,654	3,654	0

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009-290-061-00 2017 Est. T.C.V. DOLL RONALD D & DEANNA
 Property Class: 401 7770 W DEER TRL
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * 60X138

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GROUP E 10K					10000	100		10,000
60 Actual Front Feet, 0.19 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	1.5	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 2010

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 799 SF Floor Area = 799 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	73.96	0.00	0.00	799	59,094

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

(13) Plumbing

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

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	19.75	265	5,234
WPP, Standard	17.42	63	1,097

(17) Basement Garages

Basement Garage: 1 Car	1550.00	1	1,550
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 102,999

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 97,849
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 102,742

2017 Est. T.C.V. 009-290-061-00 = 114,167
 Est. TCV/Total Floor Area = 142.89, Most recent sale 10/30/2004 for 9,200

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
59,100	59,100	59,100	47,522	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,000	0	427	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
57,100	57,100	57,100	47,949	47,949	0

009-290-062-00 2017 Est. T.C.V. EISING DALE
 Property Class: 401 7760 W DEER TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * 60X134

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> GROUP J SITE 8K					8000	100		8,000
60 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	8,000

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 600 SF Floor Area = 600 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	71.72	-10.64	-0.26	600	36,492

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 CPP, Standard 12.28 170 2,088

County Multiplier = 1.38 => Cost New = 60,708

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 38,425
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 38,246

2017 Est. T.C.V. 009-290-062-00 = 46,246

Est. TCV/Total Floor Area = 77.08, Most recent sale 12/16/2016 for 47,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,000	25,000	25,000	17,496	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,900	0	0	5,604	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,100	23,100	23,100	17,653	23,100	23,100	

009-290-063-00 2017 Est. T.C.V. EISING DALE J & MESSNER KELLY
 Property Class: 402 W DEER TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * 60X130IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> GROUP J SITE 8K					8000	100		8,000
60 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	8,000

2017 Est. T.C.V. 009-290-063-00 = 8,000

Est. TCV/Total Floor Area = 13.33, Most recent sale 09/07/2016 for 8,500

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	0	500	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,000	4,000	4,000	3,531	4,000	0

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