

009-300-001-00	2017 Est. T.C.V.	SIETSEMA MARK E & DEBRA L
Property Class: 401		W OAK LN
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		LAKE SAPPPIRE		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP I \$500	50.00	174.00	1.0000	1.0000	500 100	25,000
50 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =						25,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+10 Blt 1992

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 936 SF Floor Area = 1170 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Basement	86.16	0.00	0.00	936	80,646

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: Interior 2 Story	3825.00	1	3,825

(16) Deck/Balcony

Treated Wood,Standard	6.67	292	1,948
Treated Wood,Standard	7.39	160	1,182
Treated Wood,Standard	13.06	32	418

County Multiplier = 1.38 => Cost New = 134,868

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 107,895

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	936	10,717
County Multiplier = 1.38 =>			Cost New = 14,790
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Depr.Cost = 7,395

Total Depreciated Cost = 115,290

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 149,876

2017 Est. T.C.V. 009-300-001-00 = 179,626

Est. TCV/Total Floor Area = 153.53

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
86,400	86,400	86,400	70,403	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,400	0	633	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
89,800	89,800	89,800	71,036	71,036	0

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009-300-002-00	2017 Est. T.C.V.	SIETSEMA MARK E & DEBRA L
Property Class: 402		9142 W OAK LN
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		LAKE SAPPPIRE			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GROUP I \$500	50.00	167.00	1.0000	1.0000	500	100	25,000
50 Actual Front Feet, 0.19	Total Acres		Total Est. Land Value =				25,000

2017 Est. T.C.V. 009-300-002-00	=	25,000			
Est. TCV/Total Floor Area = 21.37, Most recent sale 06/29/2010 for 196,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
12,500	12,500	12,500	12,500	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,500	12,500	12,500	12,612	12,500	0

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009-300-003-00 2017 Est. T.C.V. CLOUSTON WILLIAM A & ELENA
 Property Class: 401 9122 W OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	110.00	151.00	0.6051	1.0000	500	100		33,283
<Site Value F> GROUP F15K/SITE					15000	100		15,000
210 Actual Front Feet, 0.70 Total Acres Total Est. Land Value =								48,283

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.26	-8.65	1.92	1008	55,974
1	Story Siding	Crawl Space	62.26	-8.65	1.92	288	15,993
1	Story Siding	Crawl Space	62.26	-8.65	1.92	288	15,993

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	43.22	40	1,729
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(16) Deck/Balcony

Roof Cover Only, Standard	12.05	156	1,880
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(17) Garages

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

Base Cost	15.56	896	13,942
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 156,074

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 101,448
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 131,882

2017 Est. T.C.V. 009-300-003-00 = 181,115

Est. TCV/Total Floor Area = 114.34, Most recent sale 11/30/2010 for 14,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
90,100	90,100	90,100	88,107	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	792	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
90,600	90,600	90,600	88,899	88,899	0

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009-300-007-00 2017 Est. T.C.V. TOASO RIK & DONNA
 Property Class: 401 9082 W OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	66.00	193.00	0.9074	1.0000	500	100		29,944
66 Actual Front Feet, 0.29 Total Acres Total Est. Land Value =								29,944

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	183	71	416
Total Estimated Land Improvements True Cash Value =					416

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 = 1228 SF Floor Area = 1228 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	57.10	-9.95	0.00	1228	57,900

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	30.44	220	6,697
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(16) Deck/Balcony

Treated Wood, Standard	6.49	264	1,713
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County Multiplier = 1.38 => Cost New = 103,749

Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0, Depr.Cost = 66,399

Separately Depreciated Items:

(17) Garages

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

Base Cost	14.85	768	11,405
County Multiplier = 1.38 =>		Cost New =	15,739
Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0,		Depr.Cost =	12,906

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT)	3.75	396	1,485
County Multiplier = 1.38 =>		Cost New =	2,049
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,		Depr.Cost =	1,455

Total Depreciated Cost = 80,760
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 104,988

2017 Est. T.C.V. 009-300-007-00 = 135,348
 Est. TCV/Total Floor Area = 110.22, Most recent sale 01/17/2013 for 131,000
 2016 Assessed MBOR S.E.V. Base for Cap C.P.I.
 65,700 65,700 65,700 61,142 0.90

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2017	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		2,000	0	0	550	0
2017	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	67,700		67,700	67,700	61,692	61,692	0

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009-300-008-00	2017 Est. T.C.V.	THOMPSON DARRELL & THERESA
Property Class: 401		9062 W OAK LN
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	50.00	183.00	1.0000	1.0000	500	100		25,000
50 Actual Front Feet, 0.21 Total Acres								Total Est. Land Value = 25,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+10 Blt 2006

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1432 SF Floor Area = 2004 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	88.57	0.00	0.00	1144	101,324
1	Story Siding	Overhang	36.73	0.00	0.00	288	10,578

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	11.45	500	5,725
Walk out Basement Door(s)	775.00	2	1,550

(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 1 Story	2200.00	1	2,200

(16) Porches

CCP (1 Story), Standard	38.96	48	1,870
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(16) Deck/Balcony

Treated Wood, Standard	8.40	96	806
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (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 = 200,255

Local Cost Items:

GENERATOR	1500.00	1	1,500
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 191,667
ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 249,167

2017 Est. T.C.V. 009-300-008-00 = 276,592

Est. TCV/Total Floor Area = 138.02

2016 Assessed MBOR S.E.V. Base for Cap C.P.I.

Parcel Number: 009-300-008-00

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	132,600	132,600	132,600	91,420	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,700	0	0	822	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	138,300	138,300	138,300	92,242	92,242	92,242

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009-300-009-00	2017 Est. T.C.V.	THOMPSON DARRELL & THERESA
Property Class: 402		W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	50.00	169.00	1.0000	1.0000	500	100		25,000
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	25,000

2017 Est. T.C.V. 009-300-009-00 = 25,000
 Est. TCV/Total Floor Area = 12.48, Most recent sale 11/04/2004 for 125,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
12,500	12,500	12,500	12,500	0.90

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

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,500	12,500	12,500	12,612	12,500	12,500

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009-300-010-00 2017 Est. T.C.V. THOMPSON DARREL
 Property Class: 402 W OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	50.00	157.00	1.0000	1.0000	500	100		25,000
50 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	25,000

2017 Est. T.C.V. 009-300-010-00 = 25,000

Est. TCV/Total Floor Area = 12.48, Most recent sale 08/01/2014 for 19,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
12,500	12,500	12,500	12,500	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,500	12,500	12,500	12,612	12,500	12,500

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009-300-011-00	2017 Est. T.C.V.	SCHWAGER DONALD F
Property Class: 401		9042 W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	100.00	149.00	0.7846	1.0000	500	100		39,229
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								39,229

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	400	71	977
Shed: Wood Frame	11.06	1.00	120	45	597
Total Estimated Land Improvements True Cash Value =					1,574

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C-5 Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 768 SF Floor Area = 1344 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	98.08	0.00	0.00	768	75,325

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, 100 Feet	2700.00	1	2,700

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

(16) Deck/Balcony	Rate	Size	Cost
Treated Wood,Standard	7.13	192	1,369
Treated Wood,Standard	6.91	228	1,575

County Multiplier = 1.38 => Cost New = 118,103

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 82,672
ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 107,474

2017 Est. T.C.V. 009-300-011-00	=	148,277			
Est. TCV/Total Floor Area = 110.33, Most recent sale 08/01/2000 for 145,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
73,100	73,100	73,100	68,435	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	615	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
74,100	74,100	74,100	69,050	69,050	69,050

009-300-013-00	2017 Est. T.C.V.	RIFE JACK & EDNA ETAL
Property Class: 401		9020 W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	50.00	143.00	1.0000	1.0000	500	100		25,000
50 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								25,000

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	493	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

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

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	64.97	-11.53	-2.85	672	33,996

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: Block Foundation: 18 Inch (Unfinished)

Base Cost	23.90	288	6,883
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 68,068

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 40,841
 ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 49,009

2017 Est. T.C.V. 009-300-013-00 = 76,384

Est. TCV/Total Floor Area = 113.67

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,000	38,000	38,000	32,601	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	293	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,200	38,200	38,200	32,894	32,894	0	

009-300-014-00 2017 Est. T.C.V. JOHNSON REUBEN R
 Property Class: 401 9010 W OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	100.00	160.00	0.7846	1.0000	500	100		39,229
100 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =								39,229

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 1946

(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	Slab	59.23	-10.44	0.00	1008	49,180

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(17) Garages

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

Base Cost	13.44	952	12,795
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 92,902

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 55,741
 ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 66,889

2017 Est. T.C.V. 009-300-014-00 = 107,058

Est. TCV/Total Floor Area = 106.21

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
54,700	54,700	54,700	51,881	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,200	0	0	466	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
53,500	53,500	53,500	52,347	52,347	52,347

009-300-016-00 2017 Est. T.C.V. GRUMM JOEL & NANCY
 Property Class: 401 8980 W OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	100.00	147.00	0.7846	1.0000	500	100		39,229
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								39,229

Land Improvement Cost Estimates
 Land Improvment Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	84	81	218
Shed: Wood Frame	10.63	1.00	84	66	589
Total Estimated Land Improvements True Cash Value =					807

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 1086 SF Floor Area = 1086 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	59.32	-10.25	-1.63	1086	51,520

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: Exterior 1 Story 3450.00 1 3,450

(16) Porches
 CGEP (1 Story), Standard 34.65 160 5,544

(17) Garages
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 14.48 952 13,785
 Mechanical Doors 350.00 2 700
 Storage area over garage 3.85 762 2,934

County Multiplier = 1.42 => Cost New = 117,260

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 70,356
 ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 84,427

2017 Est. T.C.V. 009-300-016-00 = 124,463
 Est. TCV/Total Floor Area = 114.61, Most recent sale 04/03/2013 for 130,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
63,000	63,000	63,000	63,000	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-800	0	-800	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
62,200	62,200	62,200	63,567	62,200	0

009-300-018-00 2017 Est. T.C.V. MEYER LARRY L & GAIL R
 Property Class: 401 8968 W OAK LN
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	100.00	121.00	0.7846	1.0000	500	100		39,229
100 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								39,229

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C Blt 2004

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 960 SF Floor Area = 1920 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	107.09	0.00	0.00	960	102,806

Other Additions/Adjustments Rate Size Cost

(1) Exterior

Stone Veneer	10.25	64	656
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WGEP (1 Story), Standard	36.83	144	5,304
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(16) Deck/Balcony

Treated Wood, Standard	6.42	432	2,773
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(17) Garages

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

Base Cost	18.95	480	9,096
Common Wall: 1 Wall	-1025.00	1	-1,025
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 178,982

Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0, Depr.Cost = 162,874
 ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV of Bldg: 1 = 203,592

2017 Est. T.C.V. 009-300-018-00 = 243,761

Est. TCV/Total Floor Area = 126.96

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
118,500	118,500	118,500	90,799	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,400	0	817	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
121,900	121,900	121,900	91,616	91,616	0	

Draft Record Card - Printed before March Board of Review

009-300-020-00 2017 Est. T.C.V. STEPHENS FAMILY TRUST
 Property Class: 401 8944 W OAK LN
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	50.00	123.00	1.0000	1.0000	500	100		25,000
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	13.42	1.00	28	71	267
Total Estimated Land Improvements True Cash Value =					267

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 = 620 SF Floor Area = 620 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	74.84	-13.09	0.00	620	38,285

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
 Fireplace: Exterior 1 Story 3,875.00 1 3,875

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(16) Porches
 CGEP (1 Story), Standard 30.71 240 7,370

(16) Deck/Balcony
 Treated Wood, Standard 6.65 300 1,995

County Multiplier = 1.38 => Cost New = 78,574

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 51,073
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 66,395

2017 Est. T.C.V. 009-300-020-00 = 91,662

Est. TCV/Total Floor Area = 147.84

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
44,300	44,300	44,300	36,063	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,500	0	0	324	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,800	45,800	45,800	36,387	36,387	0

Parcel Number: 009-300-021-00

Page: 2

0	2,200	0	0	738	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
100,900	100,900	100,900	82,763	82,763	82,763

Draft Record Card - Printed before March Board of Review

009-300-023-00 2017 Est. T.C.V. MILLER SHANNON & TERESA D
 Property Class: 401 8918 W OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	50.00	134.00	1.0000	1.0000	500	100		25,000
50 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+5 Blt 2002

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 896 SF Floor Area = 1120 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Basement	82.94	0.00	0.00	896	74,314

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, 100 Feet	2700.00	1	2,700

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(15) Built-Ins & Fireplaces	Rate	Size	Cost
Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 2 Story	2505.00	1	2,505

(16) Deck/Balcony	Rate	Size	Cost
Treated Wood,Standard	6.33	484	3,064

(17) Garages	Rate	Size	Cost
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	17.84	672	11,988
Automatic Doors	375.00	2	750
Storage area over garage	3.95	322	1,272

County Multiplier = 1.38 => Cost New = 139,663

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 125,697
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 163,406

2017 Est. T.C.V. 009-300-023-00	=	190,906			
Est. TCV/Total Floor Area = 170.45, Most recent sale 06/04/2013 for 157,500					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
91,700	91,700	91,700	80,096	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,800	0	0	720	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
95,500	95,500	95,500	80,816	80,816	0

009-300-024-00	2017 Est. T.C.V.	WYATT DAVID L JR & LINDA R
Property Class: 401		8906 W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY , MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	50.00	135.00	1.0000	1.0000	500	100		25,000
50 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								25,000

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	540	0	0
Gazebo(s): Standard	1800.00	1.00	1	94	1,692
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					4,067

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 408 SF Floor Area = 408 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	75.66	-13.02	-1.63	408	24,892

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

Public Sewer	1,025.00	1	1,025
Well, 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
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(16) Porches

CCP (1 Story), Standard	26.26	119	3,125
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(16) Deck/Balcony

Treated Wood, Standard	6.18	417	2,577
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(17) Garages

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

Base Cost	18.31	632	11,572
Mechanical Doors	350.00	1	350
Storage area over garage	3.95	316	1,248

County Multiplier = 1.38 => Cost New = 66,805

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 40,083

Separately Depreciated Items:

Square footage # 1 is depreciated at 51 %Good...	Base Cost Was =	24,892
County Multiplier = 1.38 =>	Cost New =	34,351
Phy/Ab.Phy/Func/Econ/Comb.%Good= -9/100/100/100/-9.0,	Depr.Cost =	-3,092
ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 =		44,389

2017 Est. T.C.V. 009-300-024-00 = 73,456

Est. TCV/Total Floor Area = 180.04, Most recent sale 10/11/2006 for 99,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
36,600	36,600	36,600	34,890	0.90
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-300-024-00

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0	100	0	0	314	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
36,700	36,700	36,700	35,204	35,204	0

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009-300-025-00 2017 Est. T.C.V. ALLADAFFER SCOTT
 Property Class: 401 8896 W OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	80.62	120.00	0.8460	1.0000	500	100		34,103
61 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								34,103

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	792	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					970

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

(11) Heating System: Forced Hot Water
 Ground Area = Size for Rates = 1112 SF Floor Area = 1112 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	65.94	-11.53	1.11	1112	61,738

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

Draft Record Card Printed before March Board of Review

(15) Built-Ins & Fireplaces

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

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	27.25	280	7,630
Common Wall: 1 Wall	-1300.00	1	-1,300
Class:C Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	16.75	960	16,080
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 133,219

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 86,592
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 112,570

2017 Est. T.C.V. 009-300-025-00						=	147,643
Est. TCV/Total Floor Area = 132.77, Most recent sale 12/22/2009 for 148,000							
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
72,100	72,100	72,100	65,330	0.90			
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,700	0	0	0	587	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT	
73,800	73,800	73,800	65,917	65,917		65,917	

009-300-027-00 2017 Est. T.C.V. COOLEY DAVID & KATHLEEN
 Property Class: 401 1646 S DUCK POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	80.00	124.00	0.8483	1.0000	500	100		33,933
80 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								33,933

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.24	1.00	160	71	1,049
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					2,019

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 = 1246 SF Floor Area = 1246 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	56.96	-9.92	0.00	1246	58,612

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: Interior 1 Story	2900.00	1	2,900

(16) Porches

WGEP (1 Story), Standard	37.34	126	4,705
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(17) Garages

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

Base Cost	19.20	528	10,138
Common Wall: 1/2 Wall	-625.00	1	-625
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 111,883

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 67,130
 ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 80,555

2017 Est. T.C.V. 009-300-027-00 = 116,507

Est. TCV/Total Floor Area = 93.50, Most recent sale 10/12/2009 for 99,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
58,800	58,800	58,800	51,311	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-500	0	461	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,300	58,300	58,300	51,772	51,772	0	

009-300-029-00 2017 Est. T.C.V. LEMAY FAMILY LIVING TRUST
 Property Class: 401 1636 S DUCK POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	50.00	101.00	1.0000	1.0000	500	100		25,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1946

(11) Heating System: Space Heater

Ground Area = Size for Rates = 852 SF Floor Area = 852 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	61.36	-10.87	-2.85	852	40,589

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

Draft Record Card - Printed before March Board of Review

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	41.89	108	4,524
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(16) Deck/Balcony

Roof Cover Only, Standard	10.50	192	2,016
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(17) Garages

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

Base Cost	21.97	396	8,700
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 83,800

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 50,280

Separately Depreciated Items:

Square footage # 1 is depreciated at 66 %Good...	Base Cost Was =	40,589
County Multiplier = 1.38 =>	Cost New =	56,013
Phy/Ab.+hy/Func/Econ/Comb.%Good= 6/100/100/100/6.0,	Depr.Cost =	3,361
ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 =		64,369

2017 Est. T.C.V. 009-300-029-00 = 90,339

Est. TCV/Total Floor Area = 106.03

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
44,900	44,900	44,900	31,943	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	287	0

Parcel Number: 009-300-029-00

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,200	45,200	45,200	32,230	32,230	0

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009-300-030-70	2017 Est. T.C.V.	LEMAY CHARLES D
Property Class: 402		S DUCK POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	15.00	87.00	1.5241	1.0000	500	100		11,431
15 Actual Front Feet, 0.03 Total Acres							Total Est. Land Value =	11,431

2017 Est. T.C.V. 009-300-030-70 = 11,431

Est. TCV/Total Floor Area = 13.42

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,100	5,100	5,100	2,954	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	600	0	0	26	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,700	5,700	5,700	2,980	2,980	0	

Draft Record Card - Printed before March Board of Review

009-300-031-00 2017 Est. T.C.V. ZEIEN GERALD & CHRISTINE TRUST
 Property Class: 401 1616 S DUCK POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	136.00	85.50	0.7045	1.0000	500	100		47,908
136 Actual Front Feet, 0.27 Total Acres Total Est. Land Value =								47,908

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.24	1.00	160	71	937
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 =					1,412

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

(11) Heating System: Forced Hot Water
 Ground Area = Size for Rates = 840 SF Floor Area = 840 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Slab 50.45 -9.87 1.51 840 35,356

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

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(15) Built-Ins & Fireplaces
 Appliance Allowance 1235.00 1 1,235
 Fireplace: Interior 1 Story 2600.00 1 2,600

(16) Porches
 CPP, Standard 26.23 24 630

(17) Garages
 Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 15.75 728 11,466
 Mechanical Doors 325.00 1 325

County Multiplier = 1.38 => Cost New = 76,553

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 42,104
 ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 50,525

2017 Est. T.C.V. 009-300-031-00 = 99,845

Est. TCV/Total Floor Area = 118.86, Most recent sale 09/25/2006 for 150,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
52,300	52,300	52,300	52,300	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,400	0	-2,400	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
49,900	49,900	49,900	52,770	49,900	0

009-300-033-00	2017 Est. T.C.V.	BERG PAUL D & KATRINA L
Property Class: 401		1625 S DUCK POINT RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		100'X165'X192'' TRIANGLE		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
GROUP I \$500	70.00	42.97	0.6244	1.0000	500 100	21,855
<Site Value F> GROUP F15K/SITE					15000 100	15,000
192 Actual Front Feet, 0.19 Total Acres						Total Est. Land Value = 36,855

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	182	0	0
Shed: Wood Frame	9.17	1.00	96	71	625

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 =					1,100

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 624 SF Floor Area = 624 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	54.65	-10.63	-1.89	624	26,289

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

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

(15) Built-Ins & Fireplaces

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

County Multiplier = 1.38 => Cost New = 43,451

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,	Depr.Cost =	26,071
ECF (410- SAPPHIRE LAKE AREA)	1.200 => TCV of Bldg: 1 =	31,285

2017 Est. T.C.V. 009-300-033-00 = 69,240

Est. TCV/Total Floor Area = 110.96, Most recent sale 06/02/2010 for 104,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
36,100	36,100	36,100	36,100	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,500	0	0	-1,500	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
34,600	34,600	34,600	36,424	34,600	0

009-300-033-50 2017 Est. T.C.V. BERG LAWRENCE D
 Property Class: 401 1635 S DUCK POINT RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	70.00	98.00	0.8889	1.0000	500	100		31,112
70 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								31,112

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 2003

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 896 SF Floor Area = 1344 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	87.43	0.00	0.00	896	78,337

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
Fireplace: Direct-Vented Gas	1200.00	1	1,200

(16) Porches

WPP, Standard	10.27	224	2,300
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(16) Deck/Balcony

Wood Balcony	17.50	32	560
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County Multiplier = 1.38 => Cost New = 123,799

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 111,420
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 144,845

2017 Est. T.C.V. 009-300-033-50 = 178,457
 Est. TCV/Total Floor Area = 132.78

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
86,500	86,500	86,500	70,926	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,700	0	0	638	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
89,200	89,200	89,200	71,564	71,564	0

009-300-034-00 2017 Est. T.C.V. BRINKMAN ROGER & NORMA
 Property Class: 401 1645 S DUCK POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	56.00	114.00	0.9611	1.0000	500	100		26,911
56 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								26,911

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	7.77	1.00	80	45	280

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 =					1,230

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1054 SF Floor Area = 1054 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	47.94	-9.33	-1.89	1054	38,703

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: Prefab 1 Story	1330.00	1	1,330
Fireplace: Wood Stove	950.00	1	950

(16) Porches

CGEP (1 Story), Standard	33.14	160	5,302
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(17) Garages

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

Base Cost	22.49	345	7,759
Common Wall: 1 Wall	-1175.00	1	-1,175
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 79,269

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 47,561
 ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 57,074

2017 Est. T.C.V. 009-300-034-00 = 85,215

Est. TCV/Total Floor Area = 80.85, Most recent sale 01/01/2001 for 104,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,600	42,600	42,600	40,377	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	363	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,600	42,600	42,600	40,740	40,740	0	

009-300-035-00 2017 Est. T.C.V. METCALF DOUGLAS & DEBORAH
 Property Class: 401 1655 S DUCK POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	67.00	133.00	0.9026	1.0000	500	100		30,238
67 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								30,238

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	350	61	636
Shed: Wood Frame	9.06	1.00	100	75	680
Total Estimated Land Improvements True Cash Value =					1,316

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1092 SF Floor Area = 1092 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	47.60	-9.25	-1.89	1092	39,814

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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County Multiplier = 1.38 => Cost New = 62,116

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 34,164
 ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 40,996

2017 Est. T.C.V. 009-300-035-00 = 72,550

Est. TCV/Total Floor Area = 66.44

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
36,600	36,600	36,600	29,471	0.90	0	0	0	265	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
36,300	36,300	36,300	29,736	29,736	0				

009-300-036-00	2017 Est. T.C.V.	POLTORAK ERIN J & BRANDON
Property Class: 401		1665 S DUCK POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	50.00	148.00	0.8018	1.0000	500	100		20,046
GROUP I \$500	43.98	148.00	0.8018	1.0000	500	100		17,632
94 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =								37,678

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	724	0	0
D/W/P: 3.5 Concrete	3.20	1.00	416	0	0
Shed: Wood Frame	9.45	1.00	146	50	690

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					1,660

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

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1432 SF Floor Area = 1432 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	55.64	-9.58	0.97	1432	67,347

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

(16) Porches			
WPP, Standard	7.55	483	3,647

(17) Garages			
Class:D Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	15.00	1020	15,300
Mechanical Doors	325.00	2	650

County Multiplier = 1.38 => Cost New = 131,153

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 72,134

ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 86,561

2017 Est. T.C.V. 009-300-036-00 = 125,899

Est. TCV/Total Floor Area = 87.92, Most recent sale 07/08/2016 for 121,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
63,900	63,900	63,900	63,900	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,000	0	0	-1,000	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
62,900	62,900	62,900	64,475	62,900	0

009-300-038-00 2017 Est. T.C.V. LEHMAN JAMES E & DIANE K
 Property Class: 401 1685 S DUCK POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	47.26	173.28	1.0199	1.0000	500	100		24,101
47 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								24,101

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	336	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1104 SF Floor Area = 1512 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	84.07	-9.52	0.00	816	60,833
1	Story Siding	Crawl Space	66.03	-9.52	0.00	288	16,275

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	74.14	35	2,595
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(16) Deck/Balcony

Treated Wood, Standard	7.25	180	1,305
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(17) Garages

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

Base Cost	24.55	480	11,784
Common Wall: 1/2 Wall	-650.00	1	-650
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 139,212

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 97,449
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 126,683

2017 Est. T.C.V. 009-300-038-00 = 152,209

Est. TCV/Total Floor Area = 100.67, Most recent sale 04/01/1999 for 132,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
73,200	73,200	73,200	57,150	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	514	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
76,100	76,100	76,100	57,664	57,664	57,664

009-300-039-00 2017 Est. T.C.V. CHEMICAL BANK
 Property Class: 401 1725 S DUCK POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP J 250	207.00	159.00	0.6667	1.0000	250	100		34,502
207 Actual Front Feet, 0.76 Total Acres Total Est. Land Value =								34,502

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	1877	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 1.75S Cls C Blt 1985

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1917 SF Floor Area = 2828 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	88.03	0.00	1.95	1215	109,326
1	Story Siding	Basement	60.67	0.00	1.11	702	43,370

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	11.45	1500	17,175
Walk out Basement Door(s)	775.00	1	775

(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
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 1 Story	2200.00	1	2,200

(16) Porches

CGEP (1 Story), Standard	28.11	315	8,855
WSEP (1 Story), Standard	31.63	120	3,796
WPP, Standard	7.10	700	4,970

(16) Deck/Balcony

Treated Wood, Standard	10.72	47	504
Wood Balcony	17.50	32	560

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	15.79	868	13,706
Common Wall: 2 Wall	-2575.00	1	-2,575
Automatic Doors	375.00	2	750
Mechanical Doors	350.00	1	350
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	20.98	384	8,056
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 310,194

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 217,136

Parcel Number: 009-300-039-00

Page: 2

ECF (410- SAPPHERE LAKE AREA) 1.300 => TCV of Bldg: 1 = 282,277

2017 Est. T.C.V. 009-300-039-00 = 319,154

Est. TCV/Total Floor Area = 112.86, Most recent sale 08/22/2014 for 319,748

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
188,100	188,100	188,100	159,419	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-28,500	0	0	181	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
159,600	159,600	159,600	160,853	159,600	0	

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009-300-039-95 2017 Est. T.C.V. LEHMAN JAMES E & DIANE K
 Property Class: 402 S DUCK POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
GROUP J 250	23.33	150.92	1.0000	1.0000	250	100		5,833
23 Actual Front Feet, 0.08 Total Acres Total Est. Land Value =								5,833

2017 Est. T.C.V. 009-300-039-95 = 5,833
 Est. TCV/Total Floor Area = 2.06, Most recent sale 08/01/2008 for 8,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
4,400	4,400	4,400	2,829	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,500	0	0	25	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,900	2,900	2,900	2,854	2,854	2,854

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009-300-045-00 2017 Est. T.C.V. LOCKWOOD JOEL M
 Property Class: 401 8907 W OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		LOT 45 & 46		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value D> DuckPt Bk Lots			5000	100		5,000
<Site Value D> DuckPt Bk Lots			5000	100		5,000
100 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	3.44	1.00	250	71	611
Shed: Wood Frame	12.34	1.00	72	94	835
Total Estimated Land Improvements True Cash Value =					1,446

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1958

(11) Heating System: Forced Hot Water
 Ground Area = Size for Rates = 1664 SF Floor Area = 1664 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	58.74	-10.04	1.05	1664	82,784

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

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

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(15) Built-Ins & Fireplaces

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

(16) Porches
 CCP (1 Story), Standard 30.27 96 2,906

(17) Carports
 Comp.Shingle 7.85 216 1,696

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

Base Cost	16.72	768	12,841
Common Wall: 1/2 Wall	-650.00	1	-650
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 150,404

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 90,242
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 = 88,438

2017 Est. T.C.V. 009-300-045-00 = 99,884

Est. TCV/Total Floor Area = 60.03

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
49,600	49,600	49,600	41,769	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	375	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
49,900	49,900	49,900	42,144	42,144	42,144

009-300-047-00 2017 Est. T.C.V. HUTCHINSON EDWARD C
 Property Class: 401 8939 W OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> DuckPt Bk Lots					5000	100	2 Lots	5,000
<Site Value D> DuckPt Bk Lots					5000	100		5,000
0.00 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	794	66	1,677
Total Estimated Land Improvements True Cash Value =					1,677

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 = 2373 SF Floor Area = 2373 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	52.30	-8.47	0.00	1375	60,266
1	Story Siding	Crawl Space	51.82	-6.97	0.00	998	44,760

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
 CCP (1 Story), Standard 16.56 492 8,148

(17) Carports
 Comp.Shingle 7.75 300 2,325

(17) Garages
 Class:CD Exterior: Block Foundation: 42 Inch (Unfinished)
 Base Cost 18.19 625 11,369
 Common Wall: 1 Wall -1425.00 1 -1,425
 Mechanical Doors 350.00 1 350

County Multiplier = 1.42 => Cost New = 186,606

Phy/Ab.Phy/Func/Econ/Comb.%Good= 62/100/100/100/62.0, Depr.Cost = 115,696

Separately Depreciated Items:

Square footage # 2 is depreciated at 86 %Good... Base Cost Was = 44,760
 County Multiplier = 1.42 => Cost New = 63,560
 Phy/Ab.+hy/Func/Econ/Comb.%Good= 24/100/100/100/24.0, Depr.Cost = 15,254
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 = 128,331

2017 Est. T.C.V. 009-300-047-00 = 140,008

Est. TCV/Total Floor Area = 59.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,100	69,100	69,100	61,415	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	900	0	552	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-300-047-00

Page: 2

70,000	70,000	70,000	61,967	61,967	61,967
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009-300-051-00 2017 Est. T.C.V. GARARD JERRY
 Property Class: 401 8991 W OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> DuckPt Bk Lots					5000	100	3 Lots	5,000
<Site Value D> DuckPt Bk Lots					5000	100		5,000
<Site Value D> DuckPt Bk Lots					5000	100		5,000
0.00 Total Acres Total Est. Land Value =								15,000

Cost Est. for Res. Bldg: 1 Single Family 1S CIs CD Blt 1989

(11) Heating System: Space Heater

Ground Area = Size for Rates = 528 SF Floor Area = 528 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Slab	72.00	-12.23	-2.85	528	30,054

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 CCP (1 Story), Standard 25.04 132 3,305

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(16) Deck/Balcony
 Roof Cover Only, Standard 8.00 560 4,480

(16) Breezeways
 Frame Wall, Unfinished 22.75 264 6,006

(17) Garages
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 21.32 336 7,164
 Mechanical Doors 350.00 1 350
 Storage area over garage 3.85 48 185
 Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 17.65 576 10,166
 Mechanical Doors 325.00 1 325

County Multiplier = 1.38 => Cost New = 92,018

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 65,333
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 = 64,026

2017 Est. T.C.V. 009-300-051-00 = 79,026

Est. TCV/Total Floor Area = 149.67

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
39,300	0	0	0	0.90	0	0	34,293	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
39,500	39,500	39,500	34,293	34,293	34,293				

009-300-055-00	2017 Est. T.C.V.	DUCK POINT PLAT LOT OWNERS
Property Class: 700		S DUCK POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	110.00	219.14	0.8594	1.0000	800	100		75,626
110 Actual Front Feet, 0.55 Total Acres							Total Est. Land Value =	75,626

2017 Est. T.C.V. 009-300-055-00	=	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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009-330-001-00 2017 Est. T.C.V. RAYMOND GREGORY P
 Property Class: 401 8479 W WORKMAN RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> CLAM RIVER 30K					30000	100		30,000
445 Actual Front Feet, 1.02 Total Acres					Total Est. Land Value =			30,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1000 SF Floor Area = 1000 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	48.46	-8.42	0.66	1000	40,700

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CGEP (1 Story), Standard	24.95	350	8,733
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(16) Deck/Balcony

Treated Wood, Standard	6.17	276	1,703
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(17) Garages

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

Base Cost	16.05	576	9,245
Mechanical Doors	325.00	2	650

County Multiplier = 1.38 => Cost New = 96,028

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 52,815

Separately Depreciated Items:

Unit-in-Place Cost Items:

CABIN	1.00	2000	2,000
County Multiplier = 1.38 =>		Cost New =	2,760
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	1,380
MISC	1.00	4000	4,000
County Multiplier = 1.38 =>		Cost New =	5,520
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	2,760

ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 51,260

2017 Est. T.C.V. 009-330-001-00 = 81,260

Est. TCV/Total Floor Area = 81.26, Most recent sale 07/02/2003 for 109,300

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,400	40,400	40,400	24,171	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	217	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,600	40,600	40,600	24,388	24,388	0

009-330-011-00 2017 Est. T.C.V. LANGMESSER JEAN M
 Property Class: 402 W X WORKMAN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER	15K				15000	100		15,000
100 Actual Front Feet, 0.23			Total Acres				Total Est. Land Value =	15,000

2017 Est. T.C.V. 009-330-011-00 = 15,000

Est. TCV/Total Floor Area = 15.00, Most recent sale 12/01/1999 for 76,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,500	7,500	7,500	4,565	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	41	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,500	7,500	7,500	4,606	4,606	4,606	

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009-330-013-00 2017 Est. T.C.V. LANGMESSER JEAN M
 Property Class: 401 8415 W WORKMAN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
150 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	15,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 2008

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1252 SF Floor Area = 1878 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	86.37	0.00	3.01	1252	111,904

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

(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	17.21	442	7,607
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(16) Deck/Balcony

Treated Wood,Standard	6.10	1106	6,747
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(17) Garages

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

Base Cost	16.05	576	9,245
Mechanical Doors	325.00	2	650

County Multiplier = 1.38 => Cost New = 210,639

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 200,107
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 190,102

2017 Est. T.C.V. 009-330-013-00 = 205,577

Est. TCV/Total Floor Area = 109.47

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
97,100	97,100	97,100	77,857	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,700	0	0	700	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
102,800	102,800	102,800	78,557	78,557	78,557

009-340-001-00 2017 Est. T.C.V. WRIGHT MICHAEL D & KATHLEEN A
 Property Class: 401 10262 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.73 Total Acres					Total Est.		Land Value =	5,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2317 SF Floor Area = 2317 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	51.97	-7.02	0.00	1766	79,382
1	Story Siding	Slab	51.97	-8.52	0.00	551	23,941

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CCP (1 Story), Standard	47.06	32	1,506
WCP (1 Story), Standard	17.28	380	6,566

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County Multiplier = 1.38 => Cost New = 166,787

Notes: RELOCATION

Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/100/100/100/72.0, Depr.Cost = 120,086
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 114,082

2017 Est. T.C.V. 009-340-001-00 = 119,082
 Est. TCV/Total Floor Area = 51.39, Most recent sale 08/21/2006 for 135,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
57,100	57,100	57,100	49,015	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	0	441	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
59,500	59,500	59,500	49,456	49,456	49,456	

009-340-002-00 2017 Est. T.C.V. CLARK TAMMY
 Property Class: 401 10284 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.73 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.65	1.00	144	94	1,441
Total Estimated Land Improvements True Cash Value =					1,441

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 2002

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1248 SF Floor Area = 1248 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	61.40	-8.75	0.00	1248	65,707

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1,915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	45.75	36	1,647
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County Multiplier = 1.38 => Cost New = 104,624

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 94,161
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 89,453

2017 Est. T.C.V. 009-340-002-00 = 95,894

Est. TCV/Total Floor Area = 76.84, Most recent sale 03/01/2002 for 8,250

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
46,300	46,300	46,300	39,946	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,600	0	0	359	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,900	47,900	47,900	40,305	40,305	40,305	

009-340-003-00 2017 Est. T.C.V. HOFFMAN AMY
 Property Class: 401 10306 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.73 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.65	1.00	144	94	1,441
Total Estimated Land Improvements True Cash Value =					1,441

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 2002

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1248 SF Floor Area = 1248 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	61.40	-8.75	0.00	1248	65,707

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1,915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	45.75	36	1,647
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County Multiplier = 1.38 => Cost New = 104,624

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 94,161
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 89,453

2017 Est. T.C.V. 009-340-003-00 = 95,894

Est. TCV/Total Floor Area = 76.84, Most recent sale 02/06/2007 for 78,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
46,300	46,300	46,300	39,946	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,600	0	359	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,900	47,900	47,900	40,305	40,305	40,305	

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009-340-004-00 2017 Est. T.C.V. CROSBY DOUG A & PAULA
 Property Class: 401 10328 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F	120.00	627.00	1.0000	1.0000	70	100		8,400
GROUP F	120.00	627.00	1.0000	1.0000	70	100		8,400
240 Actual Front Feet, 3.46 Total Acres Total Est. Land Value =								16,800

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	288	0	0
Shed: Wood Frame	11.06	1.00	120	50	663

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					1,633

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1400 SF Floor Area = 1400 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.41	-8.94	0.00	1400	76,258

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CPP, Standard	24.21	36	872
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(16) Deck/Balcony

Treated Wood,Standard	7.90	120	948
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(17) Garages

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

Base Cost	20.90	480	10,032
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 135,301

Notes: MODULAR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 115,006
 ECF (409 - RURAL SUBS) 0.650 => TCV of Bldg: 1 = 74,754

2017 Est. T.C.V. 009-340-004-00 = 93,187

Est. TCV/Total Floor Area = 66.56, Most recent sale 08/01/1998 for 88,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
44,000	44,000	44,000	41,372	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	372	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,600	46,600	46,600	41,744	41,744	41,744

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009-340-006-00	2017 Est. T.C.V.	NAVAKOVICH CATHERINE
Property Class: 401		10372 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.73 Total Acres					Total Est. Land Value =			5,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	192	0	0
Fencing: Wd, Split, 2 Rail	7.50	1.00	50	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					970

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls CD Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 1568 SF Floor Area = 1568 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	54.85	0.00	1.87	1568	88,937

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Prefab 1 Story	1710.00	1	1,710

(16) Deck/Balcony

Treated Wood,Standard	8.47	80	678
Treated Wood,Standard	6.81	192	1,308

(17) Garages

Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost		17.14	672	11,518			
Common Wall: 1 Wall		-1225.00	1	-1,225			
Automatic Doors		375.00	1	375			

County Multiplier = 1.38 => Cost New = 155,616

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 140,054
ECF (409 - RURAL SUBS) 0.650 => TCV of Bldg: 1 = 91,035

2017 Est. T.C.V. 009-340-006-00 = 97,005

Est. TCV/Total Floor Area = 61.87, Most recent sale 06/23/2006 for 126,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
45,700	45,700	45,700	42,391	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	381	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,500	48,500	48,500	42,772	42,772	42,772	

009-340-008-00	2017 Est. T.C.V.	ACEVEDO DAVID J & GERTRUDE L
Property Class: 401		10416 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors * LOT 7 & 8

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> GROUP I	\$5000		5000	100				5,000
<Site Value I> GROUP I	\$5000		5000	100				5,000
240 Actual Front Feet, 3.46 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	672	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 2014

(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	Basement	59.95	0.00	0.00	1452	87,047

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

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(16) Porches

WCP (1 Story), Standard	23.55	160	3,768
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(16) Deck/Balcony

Treated Wood, Standard	7.12	193	1,374
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(17) Garages

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

Base Cost	17.82	674	12,011
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 149,999

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 148,499

ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 141,074

2017 Est. T.C.V. 009-340-008-00 = 152,499

Est. TCV/Total Floor Area = 105.03

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,100	72,100	72,100	61,784	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,100	0	556	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,200	76,200	76,200	62,340	62,340	62,340	

009-340-009-00	2017 Est. T.C.V.	NIELSEN DAVID & CAROL TRUST
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.73 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-340-009-00 = 5,000

Est. TCV/Total Floor Area = 3.44, Most recent sale 04/01/2002 for 11,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
3,500	3,500	3,500	3,415	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,000	0	-915	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,500	2,500	2,500	3,445	2,500	2,500

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009-340-010-00	2017 Est. T.C.V.	NIELSEN DAVID & CAROL TRUST
Property Class: 401		10482 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F	120.00	627.00	1.0000	1.0000	70	100		8,400
GROUP F	120.00	627.00	1.0000	1.0000	70	100		8,400
240 Actual Front Feet, 3.46 Total Acres Total Est. Land Value =								16,800

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	288	0	0
Shed: Wood Frame	11.40	1.00	100	50	570

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					1,540

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1404 SF Floor Area = 1404 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Basement	73.30	0.00	0.00	1404	102,913

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

(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	2	4,800

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	8.24	440	3,626
WCP (1 Story), Standard	28.74	102	2,931

(16) Breezeways

Frame Wall,Finished	27.75	240	6,660
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(17) Garages

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

Base Cost	21.70	624	13,541
Automatic Doors	375.00	2	750
Storage area over garage	3.95	468	1,849

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

Base Cost	13.95	1600	22,320
Automatic Doors	375.00	3	1,125

County Multiplier = 1.38 => Cost New = 234,255

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 199,116

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	1052	12,045
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County Multiplier = 1.38 => Cost New = 16,623

Parcel Number: 009-340-010-00 Page: 2

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 8,311

Total Depreciated Cost = 207,428

ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 197,056

2017 Est. T.C.V. 009-340-010-00 = 215,396

Est. TCV/Total Floor Area = 153.42, Most recent sale 10/01/1998 for 16,100

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
102,000	102,000	102,000	89,764	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	0	807	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
107,700	107,700	107,700	90,571	90,571	90,571	

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009-340-012-00	2017 Est. T.C.V.	SPRAGG JAMES A & PATRICIA A
Property Class: 401		10504 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F	120.00	627.00	1.0000	1.0000	70	100		8,400
GROUP F	120.00	627.00	1.0000	1.0000	70	100		8,400
GROUP A 30/FF	60.00	624.00	1.0000	1.0000	30	100	1/2 LOT 14	1,800
300 Actual Front Feet, 4.31 Total Acres								Total Est. Land Value = 18,600

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	1400	94	5,540
D/W/P: 4in Ren. Conc.	4.21	1.00	250	94	989

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 =					9,030

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1997

(11) Heating System: Radiant (in-floor)

Ground Area = Size for Rates = 1736 SF Floor Area = 1736 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	61.50	0.00	1.09	1736	108,656

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	29.85	100	2,985
WGEP (1 Story), Standard	29.86	240	7,166

(16) Deck/Balcony

Treated Wood, Standard	7.34	168	1,233
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(17) Garages

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

Base Cost	17.19	728	12,514
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

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

Base Cost	10.91	1200	13,092
Automatic Doors	375.00	1	375

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

Base Cost	12.37	728	9,005
Common Wall: 1 Wall	-918.75	1	-919
No Floor Deduction	-3.10	728	-2,257

County Multiplier = 1.38 => Cost New = 225,474

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 191,653

Parcel Number: 009-340-012-00

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Separately Depreciated Items:

(9) Basement Finish			
Basement Recreation Finish	11.45	850	9,733
County Multiplier = 1.38 =>		Cost New =	13,431
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	6,715
		Total Depreciated Cost =	198,368
ECF (409 - RURAL SUBS)	0.950 =>	TCV of Bldg: 1 =	188,450

2017 Est. T.C.V. 009-340-012-00 = 216,080

Est. TCV/Total Floor Area = 124.47, Most recent sale 10/01/1997 for 12,100

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
99,500	99,500	99,500	84,380	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,500	0	0	759	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,000	108,000	108,000	85,139	85,139	85,139	

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009-340-015-00	2017 Est. T.C.V.	KRUEGER LYNN W & BEVERLY J
Property Class: 401		10570 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
GROUP A 30/FF	60.00	627.00	1.0000	1.0000	30	100	W1/2 OF LOT 14	1,800
180 Actual Front Feet, 2.59 Total Acres Total Est. Land Value =								6,800

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	1200	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	288	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 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 2001

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 1680 SF Floor Area = 1680 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1 Story Siding Basement 64.84 0.00 2.01 1680 112,308

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
WCP (1 Story), Standard 22.55 180 4,059
WCP (1 Story), Standard 20.35 240 4,884

(16) Deck/Balcony
Treated Wood, Standard 6.77 260 1,760

(17) Garages
Class:C Exterior: Siding Foundation: 42 Inch (Finished)
Base Cost 21.14 672 14,206
Common Wall: 1 Wall -1300.00 1 -1,300
Automatic Doors 375.00 1 375
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 15.83 864 13,677
Automatic Doors 375.00 2 750

County Multiplier = 1.38 => Cost New = 222,980

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 200,682
ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 190,648

2017 Est. T.C.V. 009-340-015-00 = 199,873

Est. TCV/Total Floor Area = 118.97
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.
92,200 92,200 92,200 79,179 0.90
2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses

Parcel Number: 009-340-015-00

Page: 2

0	7,700	0	0	712	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
99,900	99,900	99,900	79,891	79,891	79,891

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009-340-016-00	2017 Est. T.C.V.	KRUEGER LYNN W & BEVERLY J
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.73 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-340-016-00 = 5,000

Est. TCV/Total Floor Area = 2.98

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	-1,000	0	-1,000	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,500	2,500	2,500	3,531	2,500	2,500

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009-340-017-00	2017 Est. T.C.V.	EISENGA DAVID J & CONNIE S
Property Class: 401		10614 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.73 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	240	0	0
D/W/P: 3.5 Concrete	3.44	1.00	384	0	0
Fencing: Wd, Split, 2 Rail	8.01	1.00	60	0	0
Shed: Wood Frame	8.24	1.00	384	94	2,974

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 =					3,944

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1998

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1512 SF Floor Area = 1512 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1 Story Siding Crawl Space 59.58 -8.32 0.00 1512 77,505

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
2 Fixture Bath 1600.00 1 1,600

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

(16) Deck/Balcony
Treated Wood,Standard 6.69 288 1,927
Treated Wood,Standard 8.40 96 806

(17) Garages
Class:C Exterior: Siding Foundation: 42 Inch (Finished)
Base Cost 21.70 624 13,541
Common Wall: 1 Wall -1300.00 1 -1,300
Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 138,295

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost = 113,402
ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 107,732

2017 Est. T.C.V. 009-340-017-00	=	116,676
Est. TCV/Total Floor Area = 77.17, Most recent sale 10/30/2015 for 115,000		
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.		
56,100 56,100 56,100 56,100 0.90		
2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 2,200 0 0 504 0		
2017 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
58,300 58,300 58,300 56,604 56,604 56,604		

009-340-018-00	2017 Est. T.C.V.	EISENGA DAVID J & CONNIE S
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 75/FF	60.00	400.00	1.0000	1.0000	75	100	1/2 LOT 18	4,500
60 Actual Front Feet, 0.55 Total Acres							Total Est. Land Value =	4,500

2017 Est. T.C.V. 009-340-018-00	=	4,500			
Est. TCV/Total Floor Area = 2.98, Most recent sale 07/01/2000 for 12,575					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2,300	2,300	2,300	2,300	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,300	2,300	2,300	2,320	2,300	2,300

Draft Record Card - Printed before March Board of Review

009-340-019-00	2017 Est. T.C.V.	SANDELIUS DAN & KELLY J
Property Class: 401		10658 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
<Site Value A> RURAL LOTS					5000	100		5,000
GROUP A 30/FF	60.00	400.00	1.0000	1.0000	30	100	1/2 LOT 18	1,800
300 Actual Front Feet, 2.75 Total Acres								Total Est. Land Value = 11,800

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	1050	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	480	0	0
Shed: Wood Frame	9.83	1.00	192	50	943
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.5	97	3,638
Total Estimated Land Improvements True Cash Value =					4,581

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 2002

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2000 SF Floor Area = 2000 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.30	0.00	2.01	2000	130,620

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

Basement Recreation Finish	11.45	979	11,210
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 1 Story	2200.00	1	2,200

(16) Porches

WCP (1 Story), Standard	26.40	120	3,168
WPP, Standard	9.54	276	2,633

(16) Deck/Balcony

Roof Cover Only, Standard	8.60	480	4,128
Treated Wood, Standard	6.34	480	3,043

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	21.14	672	14,206
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750
Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)			
Base Cost	10.91	1200	13,092
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 271,736

Parcel Number: 009-340-019-00 Page: 2

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 244,562
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 232,334

2017 Est. T.C.V. 009-340-019-00 = 248,715
 Est. TCV/Total Floor Area = 124.36, Most recent sale 04/20/2015 for 240,000
 2016 Assessed MBOR S.E.V. Base for Cap C.P.I.
 119,700 119,700 119,700 119,700 0.90
 2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 0 4,700 0 0 1,077 0
 2017 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
 124,400 124,400 124,400 120,777 120,777 120,777

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009-340-021-00	2017 Est. T.C.V.	COCKERAM TERRILL L II
Property Class: 401		10702 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.59	1.00	80	94	721
Total Estimated Land Improvements True Cash Value =					721

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D+10 Blt 2000

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1400 SF Floor Area = 1400 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	49.86	-8.46	0.72	1400	58,968

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

(14) Water/Sewer			
Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	1	2,720

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

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(16) Deck/Balcony			
Treated Wood,Standard	19.75	9	178
Treated Wood,Standard	19.75	9	178

(17) Carports			
Aluminum	7.25	378	2,741

County Multiplier = 1.38 => Cost New = 95,177

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 85,659
ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 81,377

2017 Est. T.C.V. 009-340-021-00 = 87,098

Est. TCV/Total Floor Area = 62.21, Most recent sale 08/13/2010 for 79,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,100	42,100	42,100	36,379	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	327	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
43,500	43,500	43,500	36,706	36,706	36,706

009-340-022-00 2017 Est. T.C.V. HOUSER JEREMY
Property Class: 401 10724 W KELLY RD
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors * LOT 22 & 1/2 23

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 60/FF	120.00	400.00	1.0000	1.0000	60	100		7,200
GROUP A 30/FF	60.00	400.00	1.0000	1.0000	30	100	SURPLUS	1,800
180 Actual Front Feet, 1.65 Total Acres Total Est. Land Value =								9,000

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	288	0	0
D/W/P: Asphalt Paving	1.61	1.00	960	0	0

Residential Local Cost Land Improvements

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

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	65.85	-9.49	0.00	1120	63,123

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches							
WGEP (1 Story), Standard		40.12				120	4,814

(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 = 125,468

Notes: BOCA MODULAR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 106,648
ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 101,316

2017 Est. T.C.V. 009-340-022-00 = 112,741

Est. TCV/Total Floor Area = 100.66, Most recent sale 04/12/2013 for 99,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,700	53,700	53,700	46,570	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	0	419	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,400	56,400	56,400	46,989	46,989	46,989	

009-340-023-50	2017 Est. T.C.V.	HOEKWATER GERALD L & MARCIA K
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 75/FF	60.00	400.00	1.0000	1.0000	75	100	1/2 LOT 23	4,500
60 Actual Front Feet, 0.55 Total Acres							Total Est. Land Value =	4,500

2017 Est. T.C.V. 009-340-023-50	=	4,500			
Est. TCV/Total Floor Area = 4.02					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2,300	2,300	2,300	1,740	0.90	
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	15	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,300	2,300	2,300	1,755	1,755	1,755

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009-340-024-00 2017 Est. T.C.V. HOEKWATER GERALD L & MARCIA K
 Property Class: 401 10768 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	900	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					2,425

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+10 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1456 SF Floor Area = 2184 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	88.36	0.00	3.16	1456	133,253

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	19.93	256	5,102
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(16) Breezeways

Frame Wall,Finished	27.75	168	4,662
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(17) Garages

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

Base Cost	17.35	1344	23,318
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 247,255

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 222,530
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 211,403

2017 Est. T.C.V. 009-340-024-00 = 218,828

Est. TCV/Total Floor Area = 100.20, Most recent sale 10/01/1998 for 11,625

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
104,100	104,100	104,100	89,064	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,300	0	801	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
109,400	109,400	109,400	89,865	89,865	89,865

009-340-025-00	2017 Est. T.C.V.	GILSON CINDY
Property Class: 401		10790 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls C Blt 2002

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Crawl Space	68.96	-9.43	1.92	1144	70,299

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	25.27	132	3,336
WCP (1 Story), Standard	25.27	132	3,336

(17) Garages

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

Base Cost	24.48	484	11,848
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 136,280

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 122,652
ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 116,519

2017 Est. T.C.V. 009-340-025-00 = 122,489

Est. TCV/Total Floor Area = 107.07, Most recent sale 05/01/2001 for 8,750

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
58,800	58,800	58,800	50,544	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	454	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
61,200	61,200	61,200	50,998	50,998	50,998

009-340-026-00 2017 Est. T.C.V. SWANSON DAVID L & LISA A
 Property Class: 401 10812 W KELLY RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	288	0	0
D/W/P: Asphalt Paving	1.61	1.00	720	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2006

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2152 SF Floor Area = 2152 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	59.80	0.00	1.92	2152	132,821

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	44.00	40	1,760
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(16) Deck/Balcony

Treated Wood, Standard	6.46	392	2,532
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(17) Garages

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

Base Cost	18.97	840	15,935
Common Wall: 1.5 Wall	-1925.00	1	-1,925
Automatic Doors	375.00	2	750
Storage area over garage	3.95	560	2,212

County Multiplier = 1.38 => Cost New = 227,625

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 209,415
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 198,944

2017 Est. T.C.V. 009-340-026-00 = 206,319

Est. TCV/Total Floor Area = 95.87, Most recent sale 07/29/2005 for 14,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
97,900	97,900	97,900	87,128	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,300	0	784	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
103,200	103,200	103,200	87,912	87,912	87,912

009-340-027-00	2017 Est. T.C.V.	PETERSON TIMOTHY K & MICHELLE S
Property Class: 402		10824 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	2604	0	0
D/W/P: 4in Concrete	3.61	1.00	112	0	0
D/W/P: 4in Concrete	3.61	1.00	392	0	0
Shed: Wood Frame	11.06	1.00	120	50	663

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					5,413

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C+5 Blt 2015

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1118 SF Floor Area = 1859 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	88.07	0.00	3.01	1118	101,827
0.5	Story Siding	Overhang	18.00	0.00	0.00	364	6,552

Other Additions/Adjustments

	Rate	Size	Cost
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(9) Basement Finish

Basement Recreation Finish	11.45	952	10,900
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(13) Plumbing

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

(14) Water/Sewer

Well, 100 Feet	2700.00	1	2,700
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	25.58	139	3,556
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(17) Garages

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

Base Cost	19.05	831	15,831
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 210,438

Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 206,229

ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 185,606

2017 Est. T.C.V. 009-340-027-00	=	196,019			
Est. TCV/Total Floor Area = 105.44, Most recent sale 09/08/2004 for 23,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
98,900	98,900	98,900	98,900	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-900	0	-900	0	

Parcel Number: 009-340-027-00

Page: 2

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
98,000	98,000	98,000	99,790	98,000	0

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009-340-028-00	2017 Est. T.C.V.	GREGG KAREN A
Property Class: 401		10856 W KELLY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	288	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					970

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2005

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1456 SF Floor Area = 1456 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.07	0.00	0.00	1456	91,830

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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

CCP (1 Story), Standard	36.86	54	1,990
WCP (1 Story), Standard	32.28	72	2,324

(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 = 164,394

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 147,954
ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 140,557

2017 Est. T.C.V. 009-340-028-00 = 146,527

Est. TCV/Total Floor Area = 100.64, Most recent sale 06/13/2014 for 100,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
69,800	69,800	69,800	61,784	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,500	0	556	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
73,300	73,300	73,300	62,340	62,340	62,340	

009-340-029-00 2017 Est. T.C.V. DOOLITTLE MATTHEW & JENNIFER
 Property Class: 401 10878 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	288	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					970

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1998

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1456 SF Floor Area = 1820 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.25 Story Siding Basement 64.36 0.00 0.00 1456 93,708

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 630.00 1 630
 3 Fixture Bath 1975.00 2 3,950
 2 Fixture Bath 1325.00 1 1,325

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

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

(16) Deck/Balcony
 Treated Wood,Standard 6.20 384 2,381
 Treated Wood,Standard 7.59 120 911

(17) Garages
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 19.20 528 10,138
 Common Wall: 1 Wall -1225.00 1 -1,225
 Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 164,292

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 144,577
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 137,348

2017 Est. T.C.V. 009-340-029-00 = 143,318
 Est. TCV/Total Floor Area = 78.75, Most recent sale 05/24/2005 for 151,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
68,600	68,600	68,600	58,798	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	0	529	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
71,700	71,700	71,700	59,327	59,327	59,327	

009-340-030-00 2017 Est. T.C.V. MARES RICHARD & MARCELLA
 Property Class: 402 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-340-030-00 = 5,000

Est. TCV/Total Floor Area = 2.75, Most recent sale 04/01/2002 for 9,500

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	-1,000	0	-1,000	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	3,531	2,500	0	

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009-340-031-00 2017 Est. T.C.V. SILER BRADLEY S
 Property Class: 402 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-340-031-00 = 5,000

Est. TCV/Total Floor Area = 2.75, Most recent sale 06/01/2000 for 9,750

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	-1,000	0	-1,000	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	3,531	2,500	2,500	

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009-340-032-00	2017 Est. T.C.V.	SILER BRADLEY S
Property Class: 401		10944 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors * LOT 32

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.10 Total Acres	Total Acres			Total Est. Land Value =				5,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.24	1.00	400	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	288	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 1998

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	65.86	0.00	0.00	1512	99,580

Other Additions/Adjustments

	Rate	Size	Cost
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(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	21.95	192	4,214
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(16) Deck/Balcony

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

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

Base Cost	17.84	672	11,988
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 179,194

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 152,315

ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 144,699

2017 Est. T.C.V. 009-340-032-00 = 150,669

Est. TCV/Total Floor Area = 99.65, Most recent sale 09/06/2016 for 161,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
74,400	74,400	74,400	74,400	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	900	0	900	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
75,300	75,300	75,300	75,069	75,300	75,300	

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009-340-033-00	2017 Est. T.C.V.	SMITH MARK B & SUZANNE M
Property Class: 402		10944 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-340-033-00 = 5,000

Est. TCV/Total Floor Area = 3.31

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	-1,000	0	0	-1,000	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	3,531	2,500	0	

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009-340-034-00 2017 Est. T.C.V. BARRON LARRY C & MARTHA J
 Property Class: 401 10281 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	240.00	540.00	1.0000	1.0000	40	100		9,600
240 Actual Front Feet, 2.98 Total Acres Total Est. Land Value =								9,600

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 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 MANU-BOCA/STATE Cls CD Blt 1998

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1736 SF Floor Area = 1736 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	54.04	-7.58	0.00	1736	80,655

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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County Multiplier = 1.38 => Cost New = 124,365

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 111,928
 ECF (SEELEY & ROSTED RD AREA) 0.550 => TCV of Bldg: 1 = 61,561

2017 Est. T.C.V. 009-340-034-00 = 73,511

Est. TCV/Total Floor Area = 42.35, Most recent sale 12/30/2005 for 114,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,500	36,500	36,500	33,750	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	303	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,800	36,800	36,800	34,053	34,053	34,053	

009-340-035-00 2017 Est. T.C.V. JONES KIMBERLEE
 Property Class: 401 10311 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	120.00	540.00	1.0000	1.0000	40	100		4,800
120 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =								4,800

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D Blt 2002

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	48.08	-8.33	0.66	1040	42,026

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance		1235.00		1	1,235
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(17) Garages

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

Base Cost		9.30		1200	11,160
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County Multiplier = 1.38 => Cost New = 85,203

Notes: PATROIT LPP13002ABIN

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,	Depr.Cost =	72,423
ECF (SEELEY & ROOSTED RD AREA) 0.550 => TCV of Bldg: 1 =		39,832

2017 Est. T.C.V. 009-340-035-00 = 44,632

Est. TCV/Total Floor Area = 42.92, Most recent sale 03/19/2012 for 35,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,200	22,200	22,200	22,051	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	198	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,300	22,300	22,300	22,249	22,249	0	

009-340-036-00	2017 Est. T.C.V.	SHIVLIE JAMES R
Property Class: 401		10335 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	120.00	540.00	1.0000	1.0000	40	100		4,800
120 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =								4,800

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	576	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 MANU-BOCA/STATE Cls CD Blt 2000

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.08	-8.51	0.00	1120	55,518

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	16.26	20	325
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(17) Garages

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

Base Cost	15.16	864	13,098
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 108,719

Notes: REDMAN MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 97,847
ECF (SEELEY & ROSTED RD AREA) 0.550 => TCV of Bldg: 1 = 53,816

2017 Est. T.C.V. 009-340-036-00 = 59,556

Est. TCV/Total Floor Area = 53.17, Most recent sale 10/03/2005 for 57,150

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
29,600	29,600	29,600	29,402	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	264	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
29,800	29,800	29,800	29,666	29,666	29,666

009-340-037-00	2017 Est. T.C.V.	NOWICKI GARY L & DESIREE
Property Class: 401		10361 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	120.00	540.00	1.0000	1.0000	40	100		4,800
120 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =								4,800

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 MANU-BOCA/STATE Cls CD Blt 1998

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

Ground Area = Size for Rates = 1615 SF Floor Area = 1615 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	54.57	-7.72	-0.71	1086	50,108
1	Story Siding	Crawl Space	54.57	-7.72	-0.71	529	24,408

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WCP (1 Story), Standard	23.83	139	3,312
WPP, Standard	17.04	60	1,022

(17) Garages

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

Base Cost	14.78	913	13,494
Automatic Doors	375.00	1	375
Storage area over garage	3.85	457	1,759

County Multiplier = 1.38 => Cost New = 143,443

Notes: 1998 SCHULT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 126,230
 ECF (SEELEY & ROOSTED RD AREA) 0.550 => TCV of Bldg: 1 = 69,427

2017 Est. T.C.V. 009-340-037-00 = 76,577

Est. TCV/Total Floor Area = 47.42, Most recent sale 03/01/1999 for 7,950

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,000	38,000	38,000	37,374	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	0	336	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,300	38,300	38,300	37,710	37,710	37,710	

009-340-038-00 2017 Est. T.C.V. SILVERBURG ROBERT A
 Property Class: 402 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	120.00	540.00	1.0000	1.0000	40	100		4,800
120 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =								4,800

2017 Est. T.C.V. 009-340-038-00 = 4,800

Est. TCV/Total Floor Area = 2.97, Most recent sale 06/01/1999 for 16,400

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,400	2,400	2,400	2,400	0.90			
2017	New Eq.	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
2,400	2,400	2,400	2,421	2,400	0		

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009-340-039-00 2017 Est. T.C.V. SILVERBURG ROBERT A
 Property Class: 401 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	120.00	540.00	1.0000	1.0000	40	100		4,800
120 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =								4,800

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Siding	Comp.Shingle	34.46	1.24	0	980	34,986
Other Additions/Adjustments Rate Size Cost							
(2) Skirting							
	Metal Enamel			5.70		168	958
(9) Foundation							
	Foundation Wall: Concrete			6.92		0	0
(13) Plumbing							
	Average Fixture(s)			530.00		1	530
	3 Fixture Bath			1590.00		1	1,590
(14) Water/Sewer							
	Well, 100 Feet			2425.00		1	2,425
	1000 Gal Septic			2720.00		1	2,720

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

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(16) Deck/Balcony
 Treated Wood,Standard 8.08 80 646

County Multiplier = 1.38 => Cost New = 62,224
 Notes: 1991 SKYLINE MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 44/100/100/100/44.0, Depr.Cost = 27,379
 ECF (SEELEY & ROOSTED RD AREA) 0.550 => TCV of Bldg: 1 = 15,058

2017 Est. T.C.V. 009-340-039-00 = 19,858
 Est. TCV/Total Floor Area = 20.26

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,900	9,900	9,900	9,628	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	86	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,900	9,900	9,900	9,714	9,714	0	

009-340-040-00 2017 Est. T.C.V. LALONE FRANKLIN D & BEVERLY A TRUST
 Property Class: 401 10423 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	120.00	540.00	1.0000	1.0000	40	100		4,800
120 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =								4,800

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.68	1.00	128	94	1,044
Shed: Wood Frame	8.68	1.00	128	94	1,044
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 =					3,029

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D+10 Blt 1999

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	48.38	-8.04	0.72	1680	68,981

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

Draft Record Card - Printed before March Board of Review

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

WCP (1 Story), Standard	24.20	120	2,904
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(17) Garages

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

Base Cost	13.96	936	13,067
Automatic Doors	350.00	3	1,050

County Multiplier = 1.38 => Cost New = 130,488

Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0, Depr.Cost = 116,134
 ECF (SEELEY & ROSTED RD AREA) 0.550 => TCV of Bldg: 1 = 63,874

2017 Est. T.C.V. 009-340-040-00 = 71,703
 Est. TCV/Total Floor Area = 42.68, Most recent sale 05/01/1999 for 8,250

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
35,600	35,600	35,600	35,511	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	319	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,900	35,900	35,900	35,830	35,830	35,830

009-340-041-00 2017 Est. T.C.V. LEWIS MARGO
 Property Class: 401 10449 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	120.00	540.00	1.0000	1.0000	40	100		4,800
120 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =								4,800

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.52	1.00	140	95	1,133
Total Estimated Land Improvements True Cash Value =					1,133

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D Blt 1990

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	47.85	-12.01	0.66	1064	38,836

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1,235.00	1	1,235
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(16) Deck/Balcony

Treated Wood w/Roof,Standard	20.65	96	1,982
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County Multiplier = 1.38 => Cost New = 68,135

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 54,508
 ECF (SEELEY & ROOSTED RD AREA) 0.550 => TCV of Bldg: 1 = 29,980

2017 Est. T.C.V. 009-340-041-00 = 35,913

Est. TCV/Total Floor Area = 33.75, Most recent sale 08/16/2013 for 38,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,800	17,800	17,800	17,800	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	160	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,000	18,000	18,000	17,960	17,960	17,960	

009-340-042-00 2017 Est. T.C.V. SIMPSON TODD
 Property Class: 401 10467 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	120.00	540.00	1.0000	1.0000	40	100		4,800
120 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =								4,800

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls CD Blt 2000

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.42	-8.37	1.87	1188	60,493

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CCP (1 Story), Standard	37.36	48	1,793
CCP (1 Story), Standard	31.75	72	2,286

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(17) Garages

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

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

County Multiplier = 1.38 => Cost New = 119,430

Notes: 2000 BARRING MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 105,098
 ECF (SEELEY & ROOSTED RD AREA) 0.550 => TCV of Bldg: 1 = 57,804

2017 Est. T.C.V. 009-340-042-00 = 62,604

Est. TCV/Total Floor Area = 52.70, Most recent sale 04/01/2013 for 69,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,100	31,100	31,100	31,100	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	200	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,300	31,300	31,300	31,379	31,300	31,300	31,300

009-340-044-00	2017 Est. T.C.V.	LAPRAD KENNETH J & KATHRYN A
Property Class: 401		10515 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors * LOTS 43 & 44

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	240.00	575.00	1.0000	1.0000	40	100		9,600
240 Actual Front Feet, 3.17 Total Acres Total Est. Land Value =								9,600

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.70	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	94	940
Total Estimated Land Improvements True Cash Value =					940

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1794 SF Floor Area = 1794 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	43.50	-7.19	2.59	1794	69,787

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: Direct-Vented Gas	725.00	1	725

(16) Porches

WGEP (1 Story), Standard	19.40	768	14,899
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(16) Deck/Balcony

Treated Wood,Standard	5.60	834	4,670
Treated Wood,Standard	6.30	240	1,512

(17) Garages

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

Base Cost	17.70	624	11,045
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 153,964

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 130,869

ECF (SEELEY & ROOSTED RD AREA) 0.550 => TCV of Bldg: 1 = 71,978

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2000

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

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

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

Base Rate for Upper Floors = 8.25

Adjusted Square Foot Cost for Upper Floors = 8.25

Parcel Number: 009-340-044-00 Page: 2

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 12 Height per Story Multiplier: 1.040
Ave. Floor Area: 1,200 Perimeter: 140 Perim. Multiplier: 1.084
Refined Square Foot Cost for Upper Floors: 9.30

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 12.835

Total Floor Area: 1,200 Base Cost New of Upper Floors = 15,402
Reproduction/Replacement Cost = 15,402
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
Total Depreciated Cost = 8,317
ECF (SEELEY & ROOSTED RD AREA) 0.900 => TCV of Bldg: 1 = 7,485
Replacement Cost/Floor Area= 12.83 Est. TCV/Floor Area= 6.24

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2000

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

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

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 12 Height per Story Multiplier: 1.040
Ave. Floor Area: 960 Perimeter: 124 Perim. Multiplier: 1.117
Refined Square Foot Cost for Upper Floors: 9.58

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 13.226

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Total Floor Area: 960 Base Cost New of Upper Floors = 12,697
Reproduction/Replacement Cost = 12,697
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
Total Depreciated Cost = 6,856
ECF (SEELEY & ROOSTED RD AREA) 0.900 => TCV of Bldg: 2 = 6,171
Replacement Cost/Floor Area= 13.23 Est. TCV/Floor Area= 6.43

Total Estimated True Cash Value of Commercial/Industrial Buildings = 13,656

2017 Est. T.C.V. 009-340-044-00 = 96,174

Est. TCV/Total Floor Area = 24.32, Most recent sale 09/23/2010 for 85,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
47,800	47,800	47,800	45,798	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	0	412	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,100	48,100	48,100	46,210	46,210	46,210	

009-340-045-00	2017 Est. T.C.V.	KURZATKOWSKI KATHLEEN
Property Class: 401		10537 ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
120 Actual Front Feet, 1.58 Total Acres					Total Est.		Land Value =	5,000

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D+10 Blt 1991

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	48.38	-8.04	0.72	1680	68,981

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood, Standard	9.68	48	465
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County Multiplier = 1.38 => Cost New = 107,641

Notes: 1991 FRIENDSHIP MHD

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,	Depr.Cost =	86,112
ECF (SEELEY & ROOSTED RD AREA) 0.550 => TCV of Bldg: 1 =		47,362

2017 Est. T.C.V. 009-340-045-00 = 52,362

Est. TCV/Total Floor Area = 31.17, Most recent sale 10/01/1999 for 14,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,000	26,000	26,000	25,261	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	227	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,200	26,200	26,200	25,488	25,488	25,488	

009-340-046-00	2017 Est. T.C.V.	BOLSER MARVIN & VIRGINIA
Property Class: 401		10559 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
120 Actual Front Feet, 1.58 Total Acres					Total Est.		Land Value =	5,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	288	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 MANU-BOCA/STATE Cls CD Blt 1999

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

Ground Area = Size for Rates = 1456 SF Floor Area = 1456 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.50	-7.93	-0.71	1456	68,228

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	11.33	40	453
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(17) Garages

Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	17.70	624	11,045
Common Wall: 1 Wall	-1225.00	1	-1,225
Automatic Doors	375.00	1	375
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	28.10	240	6,744
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 131,701

Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0, Depr.Cost = 117,213
ECF (SEELEY & ROOSTED RD AREA) 0.550 => TCV of Bldg: 1 = 64,467

2017 Est. T.C.V. 009-340-046-00 = 70,407

Est. TCV/Total Floor Area = 48.36, Most recent sale 05/14/2007 for 68,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
35,000	35,000	35,000	34,683	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	312	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,200	35,200	35,200	34,995	34,995	34,995

009-340-047-00	2017 Est. T.C.V.	HUGHES THOMAS JR & JANICE L
Property Class: 402		W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
120 Actual Front Feet, 1.58 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-340-047-00 = 5,000

Est. TCV/Total Floor Area = 3.43

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	2,445	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	22	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	2,467	2,467	0	

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009-340-048-00 2017 Est. T.C.V. PAULEY CLIFFORD A & IRMGARD
 Property Class: 401 10603 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
120 Actual Front Feet, 1.58 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Split, 2 Rail	7.50	1.00	30	89	200
Total Estimated Land Improvements True Cash Value =					200

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

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

Ground Area = Size for Rates = 1456 SF Floor Area = 1456 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.50	-7.93	-0.71	1456	68,228

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces
 Appliance Allowance

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1415.00	1	1,415
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(16) Deck/Balcony

Treated Wood,Standard	12.07	35	422
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County Multiplier = 1.38 => Cost New = 107,800

Notes: CENTURY AFFMAN 2012

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 91,630
 ECF (SEELEY & ROOSTED RD AREA) 0.550 => TCV of Bldg: 1 = 50,396

2017 Est. T.C.V. 009-340-048-00 = 55,596

Est. TCV/Total Floor Area = 38.18, Most recent sale 08/13/2012 for 24,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,600	27,600	27,600	27,436	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	246	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,800	27,800	27,800	27,682	27,682	0	

009-340-049-00 2017 Est. T.C.V. JOHN GEORGE A & DEANNA M
 Property Class: 401 10625 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
120 Actual Front Feet, 1.58 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	240	0	0
D/W/P: 3.5 Concrete	3.20	1.00	240	0	0
Shed: Wood Frame	10.75	1.00	80	50	430
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					1,380

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1344 SF Floor Area = 1344 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 56.24 -8.10 0.00 1344 64,700

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 630.00 1 630
 3 Fixture Bath 1975.00 1 1,975
 Separate Shower 670.00 1 670

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

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

(16) Deck/Balcony
 Treated Wood,Standard 18.43 16 295
 Treated Wood,Standard 18.43 16 295

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 17.28 720 12,442
 Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 121,773
 Notes: HUD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 103,507
 ECF (SEELEY & ROOSTED RD AREA) 0.550 => TCV of Bldg: 1 = 56,929

2017 Est. T.C.V. 009-340-049-00 = 63,309

Est. TCV/Total Floor Area = 47.10

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
31,400	31,400	31,400	31,400	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	282	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
31,700	31,700	31,700	31,682	31,682	0

009-350-001-00 2017 Est. T.C.V. EDOF GURI L ETAL
 Property Class: 401 9449 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	90.00	164.00	0.8141	1.0000	1100	100		80,592
90 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								80,592

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	448	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

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

(11) Heating System: Forced Heat & Cool

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	69.88	-12.24	2.01	1056	62,990

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: Exterior 1 Story	3875.00	1	3,875

(16) Porches

CGEP (1 Story), Standard	30.71	240	7,370
CGEP (1 Story), Standard	31.17	231	7,200
CGEP (1 Story), Standard	42.74	112	4,787
CGEP (1 Story), Standard	32.24	210	6,770

(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 = 154,856

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 100,656
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 135,886

2017 Est. T.C.V. 009-350-001-00 = 217,428

Est. TCV/Total Floor Area = 205.90		2016 Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.
		105,700	105,700	105,700		76,072	0.90
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	3,000	0	0	684	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
108,700	108,700	108,700	76,756	76,756	0		

009-350-002-00 2017 Est. T.C.V. TAYLOR WILLIAM J
 Property Class: 401 9461 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	90.00	215.00	0.8141	1.0000	1100	100		80,592
90 Actual Front Feet, 0.44 Total Acres Total Est. Land Value =								80,592

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	1200	0	0
Shed: Wood Frame	10.65	1.00	144	50	767
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 =					3,142

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

(11) Heating System: Forced Heat & Cool
 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	1.92	864	48,203
1	Story Siding	Slab	62.59	-10.75	1.92	672	36,127

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(17) Garages

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

Base Cost	17.28	720	12,442
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 150,707
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 97,959

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	6.97	216	1,506
County Multiplier = 1.38 =>		Cost New =	2,078
Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0,		Depr.Cost =	1,911

Total Depreciated Cost = 99,871
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 134,826

2017 Est. T.C.V. 009-350-002-00	=	218,560			
Est. TCV/Total Floor Area = 142.29					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
106,300	106,300	106,300	84,646	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,000	0	761	0

Parcel Number: 009-350-002-00

Page: 2

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
109,300	109,300	109,300	85,407	85,407	85,407

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009-350-003-00 2017 Est. T.C.V. NEMECEK JOHN D
 Property Class: 401 9471 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	237.00	0.7819	1.0000	1100	100		86,864
101 Actual Front Feet, 0.55 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: Asphalt Paving	1.61	1.00	1200	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	300	0	0
Shed: Wood Frame	10.65	1.00	144	50	767
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 =					3,142

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+10 Blt 2002

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 1816 SF Floor Area = 1816 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Basement 67.18 0.00 2.11 1816 125,831

Other Additions/Adjustments	Rate	Size	Cost
(9) Basement Finish			
Basement Recreation Finish	11.45	1200	13,740
Walk out Basement Door(s)	775.00	1	775

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(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	2	4,800

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

(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 2 Story	4650.00	1	4,650

(16) Porches			
CCP (1 Story), Standard	46.52	36	1,675
WPP, Standard	9.65	267	2,577

(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	19.88	750	14,910
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 241,423

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = 207,623
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 280,292

2017 Est. T.C.V. 009-350-003-00 = 370,298

Est. TCV/Total Floor Area = 203.91

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
177,000	177,000	177,000	166,793	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,100	0	0	1,501	0	

Parcel Number: 009-350-003-00

Page: 2

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
185,100	185,100	185,100	168,294	168,294	168,294

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009-350-004-00 2017 Est. T.C.V. SZUBA CLARA
 Property Class: 401 9483 W OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE
 * Factors * LAKE ADJACENT 150X254
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> BACK LOT 25000 100 25,000
 150 Actual Front Feet, 0.88 Total Acres Total Est. Land Value = 25,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000
 Description Rate CountyMult. Size %Good Cash Value
 D/W/P: 3.5 Concrete 3.20 1.00 176 0 0
 D/W/P: Asphalt Paving 1.51 1.00 500 0 0
 Shed: Wood Frame 10.75 1.00 80 50 430
 Residential Local Cost Land Improvements
 Description Rate CountyMult. Size %Good Cash Value
 LAND IMPROVE 1000 1000.00 1.00 1.0 95 950
 Total Estimated Land Improvements True Cash Value = 1,380

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

(11) Heating System: Forced Hot Water
 Ground Area = Size for Rates = 1394 SF Floor Area = 1394 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 55.87 -8.03 0.97 1394 68,041

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 CGEP (1 Story), Standard 41.03 112 4,595
 CGEP (1 Story), Standard 46.88 80 3,750

(17) Garages
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 15.94 652 10,393
 Mechanical Doors 350.00 2 700

County Multiplier = 1.38 => Cost New = 128,961

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 77,376
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 100,589

2017 Est. T.C.V. 009-350-004-00 = 126,969

Est. TCV/Total Floor Area = 91.08, Most recent sale 03/26/1979 for 0

2016 Assessed MBOR S.E.V. Base for Cap C.P.I.
 61,200 61,200 61,200 49,281 0.90

2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 0 2,300 0 0 443 0

2017 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
 63,500 63,500 63,500 49,724 49,724 49,724

009-350-004-30 2017 Est. T.C.V. MICHIGAN REEF DEVELOPMENT CORPORATI
 Property Class: 401 9493 W OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE

* Factors * 150X288: BACK LOT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> BACK LOT					25000	100		25,000
150 Actual Front Feet, 0.99 Total Acres							Total Est. Land Value =	25,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1971

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.89	-8.67	0.00	1040	52,229

Other Additions/Adjustments	Rate	Size	Cost
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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Fireplace: Wood Stove	1125.00	1	1,125
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(16) Porches

WPP, Standard	15.19	80	1,215
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(17) Garages

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

Base Cost	13.95	1200	16,740
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => **Draft Record Card - Printed before March Board of Review** Cost New = 102,512

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 56,382
 ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 47,924

2017 Est. T.C.V. 009-350-004-30 = 72,924

Est. TCV/Total Floor Area = 70.12, Most recent sale 07/21/2015 for 70,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,700	37,700	37,700	37,700	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,200	0	0	-1,200	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,500	36,500	36,500	38,039	36,500	0	

009-350-004-60 2017 Est. T.C.V. INDIAN LAKES L C
 Property Class: 402 W OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> RIVER SITE					35000	100		35,000
78 Actual Front Feet, 0.45 Total Acres							Total Est. Land Value =	35,000

2017 Est. T.C.V. 009-350-004-60 = 35,000

Est. TCV/Total Floor Area = 33.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,000	15,000	15,000	14,201	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	0	127	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,500	17,500	17,500	14,328	14,328	0	

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009-354-001-00 2017 Est. T.C.V. BAILS JACK D & JANIS M
 Property Class: 401 1175 S ARROWHEAD TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F & SURPL	125.00	476.00	0.9457	1.0000	800	100		94,574
125 Actual Front Feet, 1.37 Total Acres							Total Est. Land Value =	94,574

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	360	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					4,750

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+10 Blt 2002

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 2040 SF Floor Area = 2328 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	66.17	0.00	2.11	2040	139,291
1	Story Siding	Overhang	35.01	0.00	0.00	288	10,083

Other Additions/Adjustments

	Rate	Size	Cost
(1) Exterior			
Stone Veneer	10.25	464	4,756
Walk out Basement Door(s)	775.00	1	775

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(13) Plumbing

Average Fixture(s)	Rate	Size	Cost
3 Fixture Bath	760.00	1	760
3 Fixture Bath	2400.00	2	4,800

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

	Rate	Size	Cost
Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 2 Story	2505.00	1	2,505

(16) Porches

	Rate	Size	Cost
WSEP (1 Story), Standard	30.20	132	3,986
WCP (1 Story), Standard	23.30	165	3,845

(16) Deck/Balcony

	Rate	Size	Cost
Treated Wood, Standard	6.47	380	2,459

(17) Garages

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

	Rate	Size	Cost
Base Cost	18.23	912	16,626
Common Wall: 1.5 Wall	-1925.00	1	-1,925
Automatic Doors	375.00	3	1,125

County Multiplier = 1.38 => Cost New = 268,910

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 242,019

Separately Depreciated Items:

(9) Basement Finish

	Rate	Size	Cost
Basement Recreation Finish	11.45	1500	17,175
County Multiplier = 1.38 =>			Cost New = 23,702

Parcel Number: 009-354-001-00 Page: 2

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 11,851

Total Depreciated Cost = 253,870

ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 355,418

2017 Est. T.C.V. 009-354-001-00 = 454,742

Est. TCV/Total Floor Area = 195.34, Most recent sale 05/01/2000 for 150,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
222,500	222,500	222,500	195,266	0.90	
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment Losses
	0	4,900	0	0	1,757 0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
227,400	227,400	227,400	197,023	197,023	197,023

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009-354-002-00 2017 Est. T.C.V. MIC LTD
 Property Class: 402 S ARROWHEAD TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F & SURPL	127.00	377.00	0.9420	1.0000	800	100		95,707
127 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	95,707

2017 Est. T.C.V. 009-354-002-00 = 95,707

Est. TCV/Total Floor Area = 41.11

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
50,800	50,800	50,800	13,215	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,900	0	0	118	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,900	47,900	47,900	13,333	13,333	0	

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009-354-003-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F & SURPL	101.00	286.00	0.9975	1.0000	800	100		80,599
101 Actual Front Feet, 0.66	Total Acres		Total Est. Land Value =					80,599

2017 Est. T.C.V. 009-354-003-00 = 80,599

Est. TCV/Total Floor Area = 34.62

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,400	40,400	40,400	10,817	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-100	0	0	97	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,300	40,300	40,300	10,914	10,914	0	

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009-354-004-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F & SURPL	102.00	230.00	0.9951	1.0000	800	100		81,197
102 Actual Front Feet, 0.54 Total Acres							Total Est. Land Value =	81,197

2017 Est. T.C.V. 009-354-004-00 = 81,197

Est. TCV/Total Floor Area = 34.88, Most recent sale 05/01/2000 for 150,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,800	40,800	40,800	40,800	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
40,600	40,600	40,600	41,167	40,600	0

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009-354-005-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F & SURPL	102.00	208.00	0.9951	1.0000	800	100		81,197
102 Actual Front Feet, 0.49 Total Acres							Total Est. Land Value =	81,197

2017 Est. T.C.V. 009-354-005-00 = 81,197

Est. TCV/Total Floor Area = 34.88

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,800	40,800	40,800	10,937	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-200	0	0	98	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,600	40,600	40,600	11,035	11,035	0	

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009-354-006-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F & SURPL	100.00	208.00	1.0000	1.0000	800	100		80,000
100 Actual Front Feet, 0.48			Total Acres		Total Est.		Land Value =	80,000

2017 Est. T.C.V. 009-354-006-00	=	80,000			
Est. TCV/Total Floor Area = 34.36					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,000	40,000	40,000	10,754	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	96	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,000	40,000	40,000	10,850	10,850	0

Draft Record Card - Printed before March Board of Review

009-354-007-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F & SURPL	100.00	206.00	1.0000	1.0000	800	100		80,000
100 Actual Front Feet, 0.47			Total Acres		Total Est.		Land Value =	80,000

2017 Est. T.C.V. 009-354-007-00 = 80,000

Est. TCV/Total Floor Area = 34.36

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,000	40,000	40,000	10,754	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	96	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,000	40,000	40,000	10,850	10,850	0	

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009-354-008-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 401		1067 S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors * LAKE MISSAUKEE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F & SURPL	103.00	193.00	0.9926	1.0000	800	100		81,793
103 Actual Front Feet, 0.46 Total Acres				Total Acres	Total Est. Land Value =			81,793

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 BC Blt 2001

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1953 SF Floor Area = 2930 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	89.65	0.00	2.77	1953	180,496

Other Additions/Adjustments

	Rate	Size	Cost
(1) Exterior			
Stone Veneer	11.20	1152	12,902
Walk out Basement Door(s)	1025.00	2	2,050

(13) Plumbing

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

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(14) Water/Sewer

Public Sewer	1487.00	1	1,487
Well, 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

CCP (2 Story), Standard	51.89	48	2,491
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(16) Deck/Balcony

Treated Wood, Standard	7.09	504	3,573
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(16) Breezeways

Frame Wall, Finished	33.25	73	2,427
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Solar Room

Base Wall	107.25	72	7,722
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(17) Garages

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

Base Cost	22.59	864	19,518
Automatic Doors	425.00	3	1,275

County Multiplier = 1.38 => Cost New = 346,928

Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0, Depr.Cost = 301,827

Separately Depreciated Items:

Parcel Number: 009-354-008-00

Page: 2

(9) Basement Finish			
Basement Recreation Finish	13.50	1953	26,366
County Multiplier = 1.38 =>		Cost New =	36,384
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	18,192
		Total Depreciated Cost =	320,019
ECF (403 - LAKE MISSAUKEE AREA RES)	1.400 =>	TCV of Bldg: 1 =	448,027

2017 Est. T.C.V. 009-354-008-00 = 530,770

Est. TCV/Total Floor Area = 181.15

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
248,200	248,200	248,200	228,087	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	17,200	0	0	2,052	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
265,400	265,400	265,400	230,139	230,139	0

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009-354-009-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F & SURPL	101.00	189.00	0.9975	1.0000	800	100		80,599
101 Actual Front Feet, 0.44	Total Acres		Total Est. Land Value =					80,599

2017 Est. T.C.V. 009-354-009-00 = 80,599

Est. TCV/Total Floor Area = 27.51

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,400	40,400	40,400	10,817	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-100	0	0	97	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,300	40,300	40,300	10,914	10,914	0	

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009-354-010-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F & SURPL	102.00	186.00	0.9951	1.0000	800	100		81,197
102 Actual Front Feet, 0.44	Total Acres		Total Est. Land Value =					81,197

2017 Est. T.C.V. 009-354-010-00 = 81,197

Est. TCV/Total Floor Area = 27.71

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,800	40,800	40,800	10,936	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-200	0	0	98	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,600	40,600	40,600	11,034	11,034	0	

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009-354-011-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F & SURPL	104.00	166.00	0.9902	1.0000	800	100		82,388
104 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	82,388

2017 Est. T.C.V. 009-354-011-00 = 82,388

Est. TCV/Total Floor Area = 28.12

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,600	41,600	41,600	9,847	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-400	0	0	88	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,200	41,200	41,200	9,935	9,935	0	

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009-354-012-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F & SURPL	102.00	149.00	0.9951	1.0000	800	100		81,197
102 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	81,197

2017 Est. T.C.V. 009-354-012-00 = 81,197

Est. TCV/Total Floor Area = 27.71

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,800	40,800	40,800	9,663	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-200	0	0	86	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,600	40,600	40,600	9,749	9,749	0	

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009-354-013-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F & SURPL	103.00	136.00	0.9926	1.0000	800	100		81,793
103 Actual Front Feet, 0.32 Total Acres							Total Est. Land Value =	81,793

2017 Est. T.C.V. 009-354-013-00 = 81,793

Est. TCV/Total Floor Area = 27.92

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,200	41,200	41,200	9,784	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	0	88	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,900	40,900	40,900	9,872	9,872	0	

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009-354-014-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F & SURPL	104.00	172.00	0.9902	1.0000	800	100		82,388
104 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	82,388

2017 Est. T.C.V. 009-354-014-00 = 82,388

Est. TCV/Total Floor Area = 28.12

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,600	41,600	41,600	9,847	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-400	0	0	88	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,200	41,200	41,200	9,935	9,935	0	

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009-354-015-00 2017 Est. T.C.V. INDIAN LAKES DEVELOPMENT LLC
 Property Class: 402 S ARROWHEAD TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> 354 Back Lots					40000	100		40,000
135 Actual Front Feet, 0.65 Total Acres							Total Est. Land Value =	40,000

2017 Est. T.C.V. 009-354-015-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	175	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	1	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	176	176	0	

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009-354-016-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> 354 Back Lots					40000	100		40,000
118 Actual Front Feet, 0.52 Total Acres							Total Est. Land Value =	40,000

2017 Est. T.C.V. 009-354-016-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	175	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	1	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	176	176	0	

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009-354-017-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> 354 Back Lots					40000	100		40,000
100 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	40,000

2017 Est. T.C.V. 009-354-017-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	175	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	1	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	176	176	0	

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009-354-018-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> 354 Back Lots					40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

2017 Est. T.C.V. 009-354-018-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	175	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	1	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	176	176	0	

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009-354-019-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> 354 Back Lots					40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

2017 Est. T.C.V. 009-354-019-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	175	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	1	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	176	176	0	

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009-354-020-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> 354 Back Lots					40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

2017 Est. T.C.V. 009-354-020-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	150	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	1	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	151	151	0	

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009-354-021-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> 354 Back Lots					40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

2017 Est. T.C.V. 009-354-021-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	150	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	1	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	151	151	0	

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009-354-022-00 2017 Est. T.C.V. INDIAN LAKES DEVELOPMENT LLC
 Property Class: 402 S ARROWHEAD TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> 354 Back Lots					40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

2017 Est. T.C.V. 009-354-022-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
20,000	20,000	20,000	150	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	1	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,000	20,000	20,000	151	151	0

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009-354-023-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> 354 Back Lots					40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

2017 Est. T.C.V. 009-354-023-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	150	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	1	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	151	151	0	

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009-354-024-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> 354 Back Lots					40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

2017 Est. T.C.V. 009-354-024-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	1,711	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	15	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	1,726	1,726	0	

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009-354-025-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> 354 Back Lots					40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

2017 Est. T.C.V. 009-354-025-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	1,711	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	15	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	1,726	1,726	0	

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009-354-026-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> 354 Back Lots					40000	100		40,000
109 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	40,000

2017 Est. T.C.V. 009-354-026-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	1,711	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	15	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	1,726	1,726	0	

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009-354-027-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> 354 Back Lots					40000	100		40,000
111 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	40,000

2017 Est. T.C.V. 009-354-027-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	1,711	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	15	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	1,726	1,726	0	

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009-354-028-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> 354 Back Lots					40000	100		40,000
90 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	40,000

2017 Est. T.C.V. 009-354-028-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	1,711	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	15	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	1,726	1,726	0	

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009-354-029-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> 354 Back Lots					40000	100		40,000
101 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	40,000

2017 Est. T.C.V. 009-354-029-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	1,711	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	15	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	1,726	1,726	0	

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009-354-030-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> 354 Back Lots					40000	100		40,000
130 Actual Front Feet, 0.61 Total Acres							Total Est. Land Value =	40,000

2017 Est. T.C.V. 009-354-030-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	1,711	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	15	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	1,726	1,726	0	

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009-354-031-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> 354 Back Lots					40000	100		40,000
130 Actual Front Feet, 0.60 Total Acres							Total Est. Land Value =	40,000

2017 Est. T.C.V. 009-354-031-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	1,711	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	15	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	1,726	1,726	0	

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009-361-001-00 2017 Est. T.C.V. JAMES IRMA J
 Property Class: 402 W WALNUT ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres					Total Est.		Land Value =	1,000

2017 Est. T.C.V. 009-361-001-00 = 1,000

Est. TCV/Total Floor Area = 0.34

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
800	800	800	800	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
500	500	500	807	500	0

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009-361-002-00 2017 Est. T.C.V. JAMES IRMA J
 Property Class: 401 512 BLAIR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors * 4 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
JENNINGS B TYPE	132.00	158.00	1.0000	1.0000		20	100	2,640
264 Actual Front Feet, 0.96 Total Acres Total Est. Land Value =								4,640

Cost Est. for Res. Bldg: 1 Single Family 1+S CIs CD Blt 0

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost

Other Additions/Adjustments Rate Size Cost

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

County Multiplier = 1.38 => Cost New = 6,169

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 4,380
 ECF (424 - JENNINGS RESIDENTIAL) 0.550 => TCV of Bldg: 1 = 2,409

2017 Est. T.C.V. 009-361-002-00 = 7,049

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
4,200	4,200	4,200	3,464	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-700	0	0	31	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,500	3,500	3,500	3,495	3,495	0

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009-361-006-00 2017 Est. T.C.V. BAIRD BONNIE
 Property Class: 402 S BLAIR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-361-006-00 = 1,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/26/2016 for 1

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
800	800	800	800	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
500	500	500	807	500	0

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009-361-007-00 2017 Est. T.C.V. VALENTE JOHN
 Property Class: 401 512 S BLAIR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
264 Actual Front Feet, 0.71 Total Acres Total Est. Land Value =								3,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.39	1.00	64	0	0
D/W/P: 4in Concrete	3.12	1.00	63	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D+10 Blt 1954

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

Ground Area = Size for Rates = 692 SF Floor Area = 692 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	58.39	-14.85	0.00	572	24,905
1	Story Siding	Piers	58.39	-14.85	0.00	120	5,225

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(17) Garages

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

Base Cost	18.40	624	11,482
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 71,679

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 46,591
 ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV of Bldg: 1 = 23,296

2017 Est. T.C.V. 009-361-007-00 = 26,771

Est. TCV/Total Floor Area = 38.69, Most recent sale 06/26/2015 for 28,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,200	12,200	12,200	12,200	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
2,900	-1,700	0	2,900	-1,700		0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,400	13,400	13,400	15,209	13,400		0

009-361-008-00 2017 Est. T.C.V. NOREN DAVIDLEE A & ANGELA M
 Property Class: 401 9938 WALNUT ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
79 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates
 Land Improvment Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	52	61	95
Shed: Wood Frame	9.59	1.00	80	50	384
Total Estimated Land Improvements True Cash Value =					479

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1928

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1050 SF Floor Area = 1282 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	55.56	-8.31	0.83	930	44,714
1	Story Siding	Crawl Space	47.98	-8.31	0.66	120	4,840

Other Additions/Adjustments Rate Size Cost

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

(14) Water/Sewer
 Well, 100 Feet 2425.00 1 2,425
 1000 Gal Septic 2720.00 1 2,720

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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
 WGEP (1 Story), Standard 50.98 56 2,855
 CCP (1 Story), Standard 29.46 78 2,298

(17) Garages
 Class:D Exterior: Block Foundation: 18 Inch (Unfinished)
 Base Cost 20.02 384 7,688

County Multiplier = 1.38 => Cost New = 99,842

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 59,905
 ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 20,967

2017 Est. T.C.V. 009-361-008-00 = 22,446
 Est. TCV/Total Floor Area = 17.51, Most recent sale 12/28/2006 for 63,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,700	15,700	15,700	13,654	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-4,500	0	-2,454	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,200	11,200	11,200	13,776	11,200	11,200	

009-362-001-00 2017 Est. T.C.V. ESSINGTON POLLY A
Property Class: 401 9970 W ELM ST
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *
Description Frontage Depth Front Depth Rate %Adj. Reason Value
GROUP G 66.00 158.00 1.0000 1.0000 100 100 6,600
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 6,600

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000
Description Rate CountyMult. Size %Good Cash Value
Residential Local Cost Land Improvements
Description Rate CountyMult. Size %Good Cash Value
LAND IMPROVE 1000 1000.00 1.00 1.0 95 950
Total Estimated Land Improvements True Cash Value = 950

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1930

(11) Heating System: Space Heater
Ground Area = Size for Rates = 983 SF Floor Area = 1229 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1.25 Story Siding Crawl Space 56.34 -8.46 -2.39 983 44,717

Other Additions/Adjustments Rate Size Cost

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

(14) Water/Sewer
Well, 100 Feet 2425.00 1 2,425
1000 Gal Septic 2720.00 1 2,720

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

(16) Porches
WGEP (1 Story), Standard 30.08 190 5,715
WCP (1 Story), Standard 28.07 85 2,386
CPP, Standard 21.02 40 841

(16) Breezeways
Frame Wall, Finished 26.75 204 5,457

County Multiplier = 1.38 => Cost New = 91,108

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 50,110

Separately Depreciated Items:

(17) Garages
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 13.95 1120 15,624
County Multiplier = 1.38 => Cost New = 21,561
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 9,703

Total Depreciated Cost = 59,812
ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 20,934

2017 Est. T.C.V. 009-362-001-00 = 28,484
Est. TCV/Total Floor Area = 23.18

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
18,600	18,600	18,600	16,406	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-4,400	0	0	-2,206	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-362-001-00

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14,200	14,200	14,200	16,553	14,200	0
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009-362-002-00	2017 Est. T.C.V.	ESSINGTON POLLY A
Property Class: 402		S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP G	66.00	158.00	1.0000	1.0000	100	100		6,600
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	6,600

2017 Est. T.C.V. 009-362-002-00 = 6,600

Est. TCV/Total Floor Area = 5.37

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	1,067	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	9	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,300	3,300	3,300	1,076	1,076	0	

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009-362-003-00	2017 Est. T.C.V.	PARKER PATRICK D & CAROL
Property Class: 401		S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP G	66.00	158.00	1.0000	1.0000	100	100		6,600
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	6,600

2017 Est. T.C.V. 009-362-003-00 = 6,600

Est. TCV/Total Floor Area = 5.37

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
3,300	3,300	3,300	3,300	0.90			
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
3,300	3,300	3,300	3,329	3,300	0		

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009-362-004-00 2017 Est. T.C.V. PEASLEY LEO M
 Property Class: 402 W POPLAR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100	EXC SOUTH	1,000
66 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-362-004-00	=	1,000			
Est. TCV/Total Floor Area =	0.81				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
800	800	800	542	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-300	0	-42	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
500	500	500	546	500	0

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009-362-004-50	2017 Est. T.C.V.	LETTS RICKY J
Property Class: 401		423 S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
65 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.42	1.00	369	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 777 SF Floor Area = 777 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1 Story Siding Slab 51.50 -10.06 0.66 777 32,712

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
CGEP (1 Story), Standard 68.05 35 2,382

(17) Garages
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 17.40 480 8,352
Mechanical Doors 325.00 2 650

County Multiplier = 1.38 => Cost New = 69,208

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 41,525

Separately Depreciated Items:

(16) Deck/Balcony
Treated Wood,Standard 6.92 144 996
County Multiplier = 1.38 => Cost New = 1,375
Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0, Depr.Cost = 1,196

Total Depreciated Cost = 42,721
ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 14,952

2017 Est. T.C.V. 009-362-004-50 = 16,427

Est. TCV/Total Floor Area = 21.14

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
11,600	11,600	11,600	10,291	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,400	0	-2,091	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-362-004-50

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8,200	8,200	8,200	10,383	8,200	8,200
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009-362-005-00 2017 Est. T.C.V. CHAPKO THOMAS & NANCY J
 Property Class: 402 W POPLAR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

		* Factors *		NORTH PRT LOT 5			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A>	Base Lot	Rate			1000 100	EXC SOUTH	1,000
66 Actual Front Feet,	0.17 Total Acres				Total Est. Land Value =		1,000

2017 Est. T.C.V.	009-362-005-00	=	1,000		
Est. TCV/Total Floor Area =	1.29				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
800	800	800	800	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
500	500	500	807	500	0

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009-362-006-00 2017 Est. T.C.V. CHAPKO THOMAS & NANCY J
 Property Class: 401 W POPLAR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.27 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	7.99	1.00	64	45	230
Total Estimated Land Improvements True Cash Value =					230

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

(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments	Rate	Size	Cost

(14) Water/Sewer

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

County Multiplier = 1.38 => Cost New = 6,169

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 3,393
 ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 1,187

2017 Est. T.C.V. 009-362-006-00 = 2,417
 Est. TCV/Total Floor Area = 0.00
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2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,700	1,700	1,700	1,700	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-500	0	-500	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,200	1,200	1,200	1,715	1,200	0	

009-362-007-00 2017 Est. T.C.V. STEENWYK RONALD D & MARSHA K
 Property Class: 401 9937 W POPLAR ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
VANTAGE	66.00	180.00	1.0000	1.0000	250	100		16,500
66 Actual Front Feet, 0.27 Total Acres Total Est. Land Value =								16,500

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.53	1.00	96	94	1,041
Shed: Wood Frame	13.42	1.00	25	94	315
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 =					1,831

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 2003

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 864 SF Floor Area = 864 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	65.75	0.00	0.00	864	56,808

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches

WCP (1 Story), Standard	48.28	32	1,545
WCP (1 Story), Standard	48.28	32	1,545
WPP, Standard	16.54	71	1,174
WPP, Standard	17.31	64	1,108

(17) Basement Garages
 Basement Garage: 1 Car 1550.00 1 1,550

County Multiplier = 1.38 => Cost New = 99,622

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 89,660
 ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 1 = 53,796

2017 Est. T.C.V. 009-362-007-00					=	72,127
Est. TCV/Total Floor Area = 83.48						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,700	39,700	39,700	27,237	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-3,600		0	0	245	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,100	36,100	36,100	27,482	27,482		0

009-362-008-00	2017 Est. T.C.V.	RUOFF MARTIN J & REBECCA K
Property Class: 401		412 S BLAIR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
VANTAGE	66.00	180.00	1.0000	1.0000	250	100		16,500
66 Actual Front Feet, 0.27 Total Acres Total Est. Land Value =								16,500

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	256	61	500
Total Estimated Land Improvements True Cash Value =					500

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 576 SF Floor Area = 576 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	67.77	-11.97	-2.85	576	30,499

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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County Multiplier = 1.38 => Cost New = 51,080

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 30,648
ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 10,727

2017 Est. T.C.V. 009-362-008-00 = 27,727

Est. TCV/Total Floor Area = 48.14, Most recent sale 11/11/2011 for 47,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,800	17,800	17,800	16,814	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,900	0	0	-2,914	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,900	13,900	13,900	16,965	13,900	13,900	

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009-362-009-00 2017 Est. T.C.V. THOMAS JAMES G ETAL
 Property Class: 401 436 S BLAIR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
VANTAGE	66.00	150.00	1.0000	1.0000	250	100		16,500
<Site Value A> Base Lot Rate					1000	100	SURPLUS	1,000
118 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	17,500

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	62	71	141
Total Estimated Land Improvements					141

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

(11) Heating System: Electric Baseboard

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Mich Bsmnt.	59.23	-4.37	-0.21	720	39,348
1	Story Siding	Crawl Space	59.23	-8.74	-0.21	288	14,481

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	10.42	192	2,001
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(17) Garages

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

Base Cost	13.65	480	6,552
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 100,321

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 65,209
 ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV of Bldg: 1 = 32,604

2017 Est. T.C.V. 009-362-009-00 = 50,245
 Est. TCV/Total Floor Area = 49.85

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,000	27,000	27,000	23,298	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,900	0	0	209	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,100	25,100	25,100	23,507	23,507	23,507	

009-362-011-00	2017 Est. T.C.V.	THOMAS JANET A ETAL
Property Class: 401		9946 W ELM ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
VANTAGE	66.00	158.00	1.0000	1.0000	250	100		16,500
<Site Value A> Base Lot Rate					1000	100	SURPLUS	1,000
80 Actual Front Feet, 0.29 Total Acres					Total Est. Land Value =			17,500

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D Blt 2002

(11) Heating System: Forced Hot Water

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	45.67	-7.76	1.51	1352	53,296

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(17) Garages

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

Base Cost	16,800	576	9,677
Mechanical Doors	350.00	1	350

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County Multiplier = 1.38 => Cost New = 98,432

Notes: 2002 SKYLINE MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 83,667
ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 1 = 50,200

2017 Est. T.C.V. 009-362-011-00 = 67,700

Est. TCV/Total Floor Area = 50.07

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,600	32,600	32,600	25,577	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,300	0	230	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,900	33,900	33,900	25,807	25,807	25,807	

009-363-001-00	2017 Est. T.C.V.	MUNSON PAULA J
Property Class: 402		S BLAIR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP G	66.00	165.00	1.0000	1.0000	100	100		6,600
66 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	6,600

2017 Est. T.C.V. 009-363-001-00 = 6,600

Est. TCV/Total Floor Area = 4.88

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,500	0	7	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,300	3,300	3,300	807	807	0	

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009-363-002-00 2017 Est. T.C.V. ROMIG GERALD V III
 Property Class: 401 447 S BLAIR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LAKE ACCESS	132.00	165.00	1.0000	1.0000	400	100		52,800
132 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =								52,800

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	160	71	391
Total Estimated Land Improvements True Cash Value =					391

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 992 SF Floor Area = 992 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	67.32	0.00	-0.27	992	66,514

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

(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	Rate	Size	Cost
WPP, Standard	26.66	384	10,237
	10.86	192	2,085

(17) Garages

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

Base Cost	Rate	Size	Cost
Common Wall: 1 Wall	16.72	768	12,841
	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 145,055

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 94,286
 ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV of Bldg: 1 = 47,143

2017 Est. T.C.V. 009-363-002-00					=	100,334
Est. TCV/Total Floor Area = 101.14, Most recent sale 12/20/2007 for 0						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
51,400	51,400	51,400	36,761	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,200	0	330	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,200	50,200	50,200	37,091	37,091	37,091	

009-363-004-00 2017 Est. T.C.V. ROMIG GERALD V III
 Property Class: 402 8901 W POPLAR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS	66.00	180.00	1.0000	1.0000	40	100		2,640
JENNINGS	66.00	180.00	1.0000	1.0000	40	100		2,640
132 Actual Front Feet, 0.55 Total Acres Total Est. Land Value =								5,280

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2014

(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

(17) Garages
 Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 10.13 2400 24,312
 Mechanical Doors 350.00 2 700

County Multiplier = 1.38 => Cost New = 31,205

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 30,893
 ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 1 = 18,536

2017 Est. T.C.V. 009-363-004-00 = 23,816

Est. TCV/Total Floor Area = 0.00. Most recent sale 10/23/2010 for 5,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,600	12,600	12,600	11,068	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-700	0	99	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,900	11,900	11,900	11,167	11,167	0	

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009-363-006-00 2017 Est. T.C.V. HILL PAMELA J LIVING TRUST
 Property Class: 401 9867 W POPLAR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LAKE ACCESS	180.00	152.00	1.0000	1.0000	400	100		72,000
180 Actual Front Feet, 0.63 Total Acres Total Est. Land Value =								72,000

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls C-5 Blt 2003

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2280 SF Floor Area = 2280 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.39	-7.47	0.00	2280	111,538

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(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	19.24	16	308

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(17) Garages

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

Base Cost	10.13	1152	11,670
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 191,557

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 172,402
 ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 1 = 103,441

2017 Est. T.C.V. 009-363-006-00 = 175,441

Est. TCV/Total Floor Area = 76.95, Most recent sale 03/12/2010 for 84,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
70,800	70,800	70,800	62,671	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	16,900	0	0	564	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
87,700	87,700	87,700	63,235	63,235	63,235	63,235

009-363-007-00 2017 Est. T.C.V. ROMIG GERALD V III
 Property Class: 402 447 S BLAIR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LAKE ACCESS	205.00	220.00	1.0000	1.0000	400	100		82,000
205 Actual Front Feet, 1.03 Total Acres Total Est. Land Value =								82,000

2017 Est. T.C.V. 009-363-007-00 = 82,000

Est. TCV/Total Floor Area = 35.96, Most recent sale 12/20/2007 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
35,900	35,900	35,900	23,804	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,100	0	0	214	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,000	41,000	41,000	24,018	24,018	24,018

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009-364-001-00 2017 Est. T.C.V. SUNDELL LEON F
 Property Class: 401 9902 W WALNUT ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	1,000

Cost Est. for Res. Bldg: 1 Single Family MANU-NATIONAL Cls D Blt 1992

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	46.12	-11.42	0.66	1280	45,261

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

3 Fixture Bath	1650.00	1	1,650
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(14) Water/Sewer

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

(17) Garages

Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	14.18	768	10,890
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.61	960	9,226
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 98,872

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 76/100/100/100/76.0, Depr.Cost = 75,143
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 30,057

2017 Est. T.C.V. 009-364-001-00 = 31,057

Est. TCV/Total Floor Area = 24.26, Most recent sale 02/19/2016 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
17,500	17,500	17,500	14,266	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,000	0	128	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,500	15,500	15,500	14,394	14,394	14,394

009-364-002-00	2017 Est. T.C.V.	HELMER JESSE N
Property Class: 401		S BLAIR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

		* Factors *		LOTS 2 3 & 4			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A>	Base Lot	Rate			1000 100		1,000
<Site Value A>	Base Lot	Rate			1000 100		1,000
<Site Value A>	Base Lot	Rate			1000 100		1,000
198 Actual Front Feet, 0.72 Total Acres						Total Est. Land Value =	3,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1930

(11) Heating System: Space Heater

Ground Area = Size for Rates = 528 SF Floor Area = 528 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	57.50	0.00	-1.89	528	29,362

Other Additions/Adjustments	Rate	Size	Cost
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(14) Water/Sewer

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

(16) Porches

CCP (1 Story), Standard		45.00	32	1,440
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County Multiplier = 1.38 => Cost New = 48,434

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 24,217

ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 8,476

2017 Est. T.C.V. 009-364-002-00 = 11,476
 Est. TCV/Total Floor Area = 21.73

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2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
8,300	8,300	8,300	6,114	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,600	0	-414	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,700	5,700	5,700	6,169	5,700	0

009-364-005-00 2017 Est. T.C.V. BAIRD BONNIE
 Property Class: 402 W BLAIR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.25 Total Acres					Total Est.		Land Value =	1,000

2017 Est. T.C.V. 009-364-005-00 = 1,000

Est. TCV/Total Floor Area = 1.89, Most recent sale 01/16/2015 for 1,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	-300	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
500	500	500	807	500	0	

Draft Record Card - Printed before March Board of Review

009-364-006-00	2017 Est. T.C.V.	HELMER JESSE N
Property Class: 401		9852 W WALNUT ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 400/FF	363.00	397.00	1.0000	1.0000	400	100		145,200
363 Actual Front Feet, 3.31 Total Acres Total Est. Land Value =								145,200

Cost Est. for Res. Bldg: 1 Single Family TRI Cls C-5 Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2000 SF Floor Area = 3000 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Tri-Level	Siding	Basement	70.90	0.00	0.00	1802	127,762
Tri-Level	Siding	Crawl Space	70.90	-3.87	0.00	198	13,272

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	9.52	64	609
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County Multiplier = 1.38 => Draft Record Card - Printed before March Board of Review

Cost New = 210,454

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 126,273
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.250 => TCV of Bldg: 1 = 157,841

2017 Est. T.C.V. 009-364-006-00 = 303,041

Est. TCV/Total Floor Area = 101.01

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
113,300	113,300	113,300	85,083	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	38,200	0	0	765	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
151,500	151,500	151,500	85,848	85,848	85,848	

009-365-001-00	2017 Est. T.C.V.	MARTIN DARRIN
Property Class: 402		W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	1,000

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

2017 Est. T.C.V. 009-365-001-00 = 1,475

Est. TCV/Total Floor Area = 0.49, Most recent sale 02/01/2003 for 1,850

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
1,000	1,000	1,000	1,000	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-300	0	-300	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
700	700	700	1,009	700	0

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009-365-002-00 2017 Est. T.C.V. INDIAN LAKES L C
 Property Class: 402 W POPLAR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS B TYPE	264.00	165.00	1.0000	1.0000	20	100		5,280
264 Actual Front Feet, 1.00 Total Acres							Total Est. Land Value =	5,280

2017 Est. T.C.V. 009-365-002-00 = 5,280

Est. TCV/Total Floor Area = 1.76

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,600	2,600	2,600	2,507	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	22	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,600	2,600	2,600	2,529	2,529	0	

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009-365-006-00	2017 Est. T.C.V.	FROST LEOTA H TRUST
Property Class: 402		W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.25 Total Acres					Total Est.		Land Value =	1,000

2017 Est. T.C.V. 009-365-006-00 = 1,000

Est. TCV/Total Floor Area = 0.33

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	-300	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
500	500	500	807	500		0

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009-365-007-00 2017 Est. T.C.V. FROST LEOTA H TRUST
Property Class: 401 9902 W POPLAR ST
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.25 Total Acres					Total Est. Land Value =			1,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	8.25	1.00	46	45	171
Total Estimated Land Improvements True Cash Value =					171

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

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	53.33	-9.36	-1.89	680	28,614

Other Additions/Adjustments Rate Size Cost

(14) Water/Sewer

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

(16) Porches

CCP (1 Story), Standard	31.88	64	2,040
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County Multiplier = 1.38 => Cost New = 48,231

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 56/100/100/100/56.0, Depr.Cost = 27,009
ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 9,453

2017 Est. T.C.V. 009-365-007-00 = 10,624

Est. TCV/Total Floor Area = 15.62

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,500	7,500	7,500	6,827	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-2,200	0	0	-1,527	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,300	5,300	5,300	6,888	5,300	0	

009-366-001-00 2017 Est. T.C.V. HILL THERESA L & ELLIS SUNSHINE R
 Property Class: 401 10022 W WALNUT ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

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	210	45	282
Total Estimated Land Improvements True Cash Value =					282

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 960 SF Floor Area = 1200 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Slab	56.65	-9.55	0.83	960	46,013

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1,235.00	1	1,235
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County Multiplier = 1.38 => Cost New = 71,854

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 43,112
 ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 15,089

2017 Est. T.C.V. 009-366-001-00 = 16,371

Est. TCV/Total Floor Area = 13.64

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,600	11,600	11,600	10,190	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,400	0	0	-1,990	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,200	8,200	8,200	10,281	8,200	8,200	

009-366-002-00 2017 Est. T.C.V. HILL PAMELA J LIVING TRUST
 Property Class: 401 524 S LA CHANCE RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates
 Land Improvment Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	30	45	40
Shed: Wood Frame	6.45	1.00	496	35	1,120
Total Estimated Land Improvements True Cash Value =					1,160

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls D Blt 1910

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1375 SF Floor Area = 1938 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	58.03	0.00	0.98	1125	66,386
1	Story Siding	Crawl Space	45.51	-7.72	0.66	250	9,613

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 WGEP (1 Story), Standard 54.82 48 2,631

(17) Garages
 Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 17.03 616 10,490

County Multiplier = 1.38 => Cost New = 131,342

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 72,238
 ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 25,283

2017 Est. T.C.V. 009-366-002-00 = 27,443

Est. TCV/Total Floor Area = 14.16

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
19,300	19,300	19,300	13,797	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,600	0	-97	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
13,700	13,700	13,700	13,921	13,700	0

009-366-003-00 2017 Est. T.C.V. HILL PAMELA J LIVING TRUST
 Property Class: 401 512 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1890

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1340 SF Floor Area = 1340 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	45.74	-8.79	-1.89	1340	46,980

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s) 525.00 1 525

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance 1235.00 1 1,235

(16) Porches

CSEP (1 Story), Standard 34.00 90 3,060
 CCP (1 Story), Standard 22.18 164 3,638
 CGEP (1 Story), Standard 35.38 136 4,812

County Multiplier = 1.38 => **Draft Record Card - Printed before March Board of Review** Cost New = 89,072

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 48,989
 ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 17,146

2017 Est. T.C.V. 009-366-003-00 = 18,146

Est. TCV/Total Floor Area = 13.54, Most recent sale 02/19/2004 for 20,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,900	12,900	12,900	10,389	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,800	0	0	-1,289	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,100	9,100	9,100	10,482	9,100	0	

009-366-004-00	2017 Est. T.C.V.	WALKER BARBARA ANN
Property Class: 401		500 S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * LOT 4 & 5

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	2,000

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D Blt 2001

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1456 SF Floor Area = 1456 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	45.06	-7.60	0.66	1456	55,503

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

(14) Water/Sewer
 Well, 100 Feet 2425.00 1 2,425
 1000 Gal Septic 2720.00 1 2,720

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

(16) Porches
 WCP (1 Story), Standard 26.12 104 2,716

(17) Garages
 Class:D Exterior: Siding Foundation: 18 Inch (Unfinished) **Draft Record Card - Printed before March Board of Review**

Base Cost	19.23	384	7,384
Mechanical Doors	325.00	1	325
No Floor Deduction	-3.00	394	-1,182
Class:D Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	21.34	453	9,667

County Multiplier = 1.38 => Cost New = 112,220

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = 96,509
 ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 1 = 57,905

2017 Est. T.C.V. 009-366-004-00		=	59,905
Est. TCV/Total Floor Area = 41.14, Most recent sale 08/12/2013 for 43,000			
2016 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
25,500	25,500	25,500	21,195 0.90
2017 New Eq.	Adjustment	Loss	Additions Tax Adjustment Losses
0	4,500	0	0 190 0
2017 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
30,000	30,000	30,000	21,385 21,385 21,385

009-366-006-00	2017 Est. T.C.V.	GROSSER GREG L & PATRICIA A
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	50	1/2 OF LOT	500
66 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	500

2017 Est. T.C.V. 009-366-006-00 = 500

Est. TCV/Total Floor Area = 0.34

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
400	400	400	400	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	
300	300	300	403	300	300	

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009-366-006-50	2017 Est. T.C.V.	GROESSER GREG L & PATRICIA A
Property Class: 402		S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	50	1/2 OF LOT 6	500
79 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	500

2017 Est. T.C.V. 009-366-006-50 = 500

Est. TCV/Total Floor Area = 0.34

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
400	400	400	400	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
300	300	300	403	300	300

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009-366-007-00	2017 Est. T.C.V.	GROESSER GREG L & PATRICIA A
Property Class: 401		499 S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls D Blt 1939

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 656 SF Floor Area = 984 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	68.59	-9.45	0.98	656	39,439

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Breezeways

Frame Wall, Unfinished	22.25	84	1,869
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(17) Garages

Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	16,700	528	8,818
Mechanical Doors	325.00	2	650

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County Multiplier = 1.38 => Cost New = 78,426

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 47,056

Separately Depreciated Items:

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)	3.97	240	953
County Multiplier = 1.38 =>			Cost New = 1,315
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,			Depr.Cost = 934

Total Depreciated Cost = 47,989

ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 16,796

2017 Est. T.C.V. 009-366-007-00 = 17,796

Est. TCV/Total Floor Area = 18.09, Most recent sale 07/01/2001 for 65,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,700	12,700	12,700	11,107	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,800	0	-2,207	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,900	8,900	8,900	11,206	8,900	8,900	

009-366-008-00	2017 Est. T.C.V.	GROESSER GREG L & PATRICIA A
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-366-008-00 = 1,000

Est. TCV/Total Floor Area = 1.02

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

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-300	0	-300	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
500	500	500	807	500	500

Draft Record Card - Printed before March Board of Review

009-366-009-00 2017 Est. T.C.V. HILL THERESA L & ELLIS SUNSHINE J/T
 Property Class: 401 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.46	1.00	144	45	548
Total Estimated Land Improvements True Cash Value =					548

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 0

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost

Other Additions/Adjustments Rate Size Cost

County Multiplier = 1.38 => Cost New = 0

Phy/Ab.Phy/Func/Econ/Comb.%Good= 61/100/100/100/61.0, Depr.Cost = 0

Separately Depreciated Items:

(17) Garages

Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 15.60 612 9,547
 County Multiplier = 1.38 => Cost New = 13,175
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 51/100/100/100/51.0, Depr.Cost = 8,719

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Total Depreciated Cost = 6,719
 ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV of Bldg: 1 = 3,360

2017 Est. T.C.V. 009-366-009-00 = 4,908

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	2,751	0.90		
2017 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	-500	0	0	-251	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	2,775	2,500	2,500	

009-366-010-00 2017 Est. T.C.V. HILL THERESA L & ELLIS SUNSHINE J/T
 Property Class: 401 W WALNUT ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.04	1.00	175	45	633
Total Estimated Land Improvements True Cash Value =					633

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

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost

Other Additions/Adjustments Rate Size Cost

(17) Garages

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

Base Cost	12.81	960	12,298
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 17,419

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 11,322

Separately Depreciated Items: **Draft Record Card - Printed before March Board of Review**

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)	3.97	232	921
County Multiplier = 1.38 =>		Cost New =	1,271
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Depr.Cost =	1,207

Total Depreciated Cost = 12,530
 ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV of Bldg: 1 = 6,265

2017 Est. T.C.V. 009-366-010-00 = 7,898
 Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,700	4,700	4,700	3,667	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-800	0	33	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,900	3,900	3,900	3,700	3,700	3,700	

009-367-001-00 2017 Est. T.C.V. PITT JOSEPH A
 Property Class: 402 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.83	1.00	192	50	943
Total Estimated Land Improvements True Cash Value =					943

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2010

(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

(17) Garages

Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 10.13 2588 26,216
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 33,350

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 32,016
 ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 1 = 19,209

2017 Est. T.C.V. 009-367-001-00					=	22,152
Est. TCV/Total Floor Area =	0.00, Most recent sale 10/18/2013 for 12,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,300	12,300	12,300	7,744	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,200		0	0	69	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,100	11,100	11,100	7,813	7,813	7,813	

009-367-003-00 2017 Est. T.C.V. HILL PAMELA J LIVING TRUST
 Property Class: 401 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	6.81	1.00	192	35	458
Shed: Metal Prefab	7.34	1.00	120	35	308
Total Estimated Land Improvements True Cash Value =					766

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
Other Additions/Adjustments				Rate		Size	Cost
Addition/Crawl				30.25		360	10,890
Addition/Crawl				30.25		360	10,890
(9) Foundation							
Foundation Wall: Concrete				7.13		0	0
(14) Water/Sewer							
Well, 50 Feet				1575.00		1	1,575
1000 Gal Septic				2720.00		1	2,720

County Multiplier = 1.38 => **Draft Record Card - Printed before March Board of Review** Cost New = 33,984

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 12,594
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 5,038

2017 Est. T.C.V. 009-367-003-00				=	7,804
Est. TCV/Total Floor Area = 10.84, Most recent sale 09/01/2002 for 5,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
4,700	4,700	4,700	3,710	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-800	0	0	33	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,900	3,900	3,900	3,743	3,743	0

009-367-005-00 2017 Est. T.C.V. LAKE TOWNSHIP
 Property Class: 700 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-367-005-00 = 0

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	0.90

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

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

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009-367-006-00	2017 Est. T.C.V.	HILL PAMELA J LIVING TRUST
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	50	WEST 1/2 OF LOT	500
66 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	500

2017 Est. T.C.V. 009-367-006-00 = 500

Est. TCV/Total Floor Area = 0.69

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
400	400	400	400	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
300	300	300	403	300	0

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009-367-006-50	2017 Est. T.C.V.	HILL PAMELA J LIVING TRUST
Property Class: 401		499 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	2,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	9.61	1.00	64	45	277
Total Estimated Land Improvements True Cash Value =					277

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	34.46	0.00	-6	980	31,745

Other Additions/Adjustments	Rate	Size	Cost
Addition/Crawl	37.50	168	6,300

(2) Skirting				
Metal Enamel		5.70	168	958

(9) Foundation				
Foundation Wall: Concrete		6.92	0	0

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

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

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

(16) Deck/Balcony				
Treated Wood,Standard		7.70	96	739

County Multiplier = 1.38 => Cost New = 63,206

Phy/Ab.Phy/Func/Econ/Comb.%Good= 47/100/100/100/47.0, Depr.Cost = 29,707
ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 11,883

2017 Est. T.C.V. 009-367-006-50 = 14,160
Est. TCV/Total Floor Area = 12.33

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
8,300	8,300	8,300	8,300	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,200	0	-1,200	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,100	7,100	7,100	8,374	7,100	0

009-367-008-00 2017 Est. T.C.V. HILL PAMELA J LIVING TRUST
 Property Class: 401 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

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	0.2	95	190
Total Estimated Land Improvements True Cash Value =					190

2017 Est. T.C.V. 009-367-008-00 = 1,190

Est. TCV/Total Floor Area = 1.04

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
800	800	800	800	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
600	600	600	807	600	0

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009-367-009-00	2017 Est. T.C.V.	MANNING MICHELE ETAL
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

	* Factors *	LOTS #9&10	
Description	Frontage	Depth	Value
<Site Value A> Base Lot Rate			1,000
		Rate %Adj.	Reason
		1000 100	
<Site Value A> Base Lot Rate			1,000
		1000 100	
132 Actual Front Feet, 0.48 Total Acres		Total Est. Land Value =	2,000

2017 Est. T.C.V. 009-367-009-00 = 2,000

Est. TCV/Total Floor Area = 1.74

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
1,500	1,500	1,500	1,469	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	-469	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,000	1,000	1,000	1,482	1,000	0

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009-368-001-00 2017 Est. T.C.V. TODD MARY E LE
 Property Class: 402 N CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-368-001-00 = 1,000

Est. TCV/Total Floor Area = 0.87

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

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-300	0	-300	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
500	500	500	807	500	500

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009-368-002-00 2017 Est. T.C.V. TODD MARY E LE
 Property Class: 401 436 N CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D-10 Blt 1900

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 1292 SF Floor Area = 1292 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	41.43	-10.25	-0.70	1292	39,380

Other Additions/Adjustments Rate Size Cost

(14) Water/Sewer

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

(16) Porches

WSEP (1 Story), Shallow		23.44		126	2,953
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County Multiplier = 1.38 => Cost New = 64,347

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 32,174
 ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 11,261

2017 Est. T.C.V. 009-368-002-00 = 12,261

Est. TCV/Total Floor Area = 9.49

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	Draft Record Card - Printed before March Board of Review	
8,700	8,700	8,700	1,991	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,600	0	17	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,100	6,100	6,100	2,008	2,008	2,008	

009-368-003-00	2017 Est. T.C.V.	HOOKER RAYMOND D & MARY L
Property Class: 402		N CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-368-003-00 = 1,000

Est. TCV/Total Floor Area = 0.77

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

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-300	0	-300	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
500	500	500	807	500	500

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009-368-004-00 2017 Est. T.C.V. HOOKER RAYMOND D & MARY L
 Property Class: 401 412 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Siding	Comp.Shingle	38.35	1.21	0	1120	44,307

Other Additions/Adjustments Rate Size Cost

(2) Skirting							
Metal Enamel			5.43			172	934

(9) Foundation							
Foundation Wall: Concrete			7.13			0	0

(13) Plumbing							
2 Fixture Bath			810.00			1	810

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

County Multiplier = 1.38 => Cost New = 69,478

Phy/Ab.Phy/Func/Econ/Comb.%Good = 48/100/100/100/48-0 Depr. Cost = 33,349
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 13,340

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2017 Est. T.C.V. 009-368-004-00 = 14,340

Est. TCV/Total Floor Area = 12.80

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,200	8,200	8,200	8,050	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	0	-850	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,200	7,200	7,200	8,122	7,200	7,200	

009-368-005-00 2017 Est. T.C.V. KINYON BRANDI
 Property Class: 401 408 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	6.98	1.00	312	94	2,047
Total Estimated Land Improvements True Cash Value =					2,047

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1113 SF Floor Area = 1113 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	47.42	-8.18	0.66	1113	44,409

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1,235.00	1	1,235
Fireplace: Wood Stove	950.00	1	950

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(16) Porches

WCP (1 Story), Standard	24.20	120	2,904
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(16) Deck/Balcony

Treated Wood, Standard	7.11	128	910
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County Multiplier = 1.38 => Cost New = 76,214

Notes: 2015: NEW METAL ROOF IN 2014, SEPTIC AND DRAINFIELD NEW IN 2010, NEWER WINDOWS AND FLOORING

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 45,729
 ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 16,005

2017 Est. T.C.V. 009-368-005-00 = 19,052

Est. TCV/Total Floor Area = 17.12, Most recent sale 09/16/2015 for 30,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
13,100	13,100	13,100	13,100	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,600	0	-3,600	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,500	9,500	9,500	13,217	9,500	9,500

009-368-006-00 2017 Est. T.C.V. THOMAS SCOTT RICHRD & JEAN M ET AL
 Property Class: 401 10101 W POPLAR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Cost Est. for Res. Bldg: 1 Single Family MANU-NATIONAL Cls D Blt 1996

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1140 SF Floor Area = 1140 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	47.18	-11.79	0.66	1140	41,097

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing
 3 Fixture Bath 1650.00 1 1,650

(14) Water/Sewer
 Well, 100 Feet 2425.00 1 2,425
 1000 Gal Septic 2720.00 1 2,720

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

County Multiplier = 1.38 => Cost New = 67,795
 Notes: 1996 DUTCH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 54,236
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 21,694

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2017 Est. T.C.V. 009-368-006-00							=	22,694
Est. TCV/Total Floor Area = 19.91, Most recent sale 02/26/2002 for 5,000								
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
12,900	12,900	12,900	7,744	0.90				
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,600	0	0	0	69	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
11,300	11,300	11,300	7,813	7,813	7,813			

009-368-007-00 2017 Est. T.C.V. HELMER JESSE & MAXINE
 Property Class: 401 10111 W POPLAR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

		* Factors *		LOTS 7 & 8		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> Base Lot Rate			1000	100	100	1,000
<Site Value A> Base Lot Rate			1000	100	100	1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =						2,000

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	33.51	-0.79	-5	840	26,077
Other Additions/Adjustments			Rate			Size	Cost
Addition/Crawl			33.75			272	9,180
Free Standing Roof			4.35			1152	5,011

(2) Skirting
 Metal Enamel 5.60 148 829

(9) Foundation
 Foundation Wall: Concrete 7.28 0 0

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

(16) Porches
 CCP (1 Story), Standard 35.76 48 1,716

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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 = 78,847

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 27,597
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 11,039

< Cost Estimates for Res. Building: 2 Mobile Home Class: Fair Quality >
 (11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	33.99	-0.79	-5	780	24,570
Other Additions/Adjustments			Rate			Size	Cost
Free Standing Roof			4.35			780	3,393

(2) Skirting
 Metal Enamel 5.60 154 862

(9) Foundation
 Foundation Wall: Concrete 7.28 0 0

County Multiplier = 1.38 => Cost New = 39,780

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 13,923
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 2 = 5,569

2017 Est. T.C.V. 009-368-007-00 = 18,608
 Est. TCV/Total Floor Area = 9.84
 2016 Assessed MBOR S.E.V. Base for Cap C.P.I.

Parcel Number: 009-368-007-00

Page: 2

	10,800	10,800	10,800	10,800	0.90		
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-1,500	0	0	-1,500	0	
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	9,300	9,300	9,300	10,897	9,300	0	

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009-368-009-00	2017 Est. T.C.V.	SPANGENBERG PAUL L
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-368-009-00 = 1,000

Est. TCV/Total Floor Area = 0.53

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	-300	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
500	500	500	807	500	0	

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009-368-010-00 2017 Est. T.C.V. SPANGENBERG PAUL L
 Property Class: 401 423 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.79	1.00	120	94	991
Total Estimated Land Improvements True Cash Value =					991

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

(11) Heating System: Electric Baseboard

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	49.44	-9.66	0.48	916	36,878

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

(16) Porches

CCP (1 Story), Standard	29.75	75	2,231
CCP (1 Story), Standard	28.31	90	2,548

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County Multiplier = 1.38 => Cost New = 64,139

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 41,690
 ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV of Bldg: 1 = 20,845

2017 Est. T.C.V. 009-368-010-00 = 22,836
 Est. TCV/Total Floor Area = 24.93

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,700	13,700	13,700	10,291	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,300	0	0	92	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,400	11,400	11,400	10,383	10,383	0	

009-368-011-00 2017 Est. T.C.V. KANOUSE JACK D
 Property Class: 401 447 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

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	132	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1875

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 711 SF Floor Area = 711 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	52.71	-9.24	-0.78	711	30,353

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CGEP (1 Story), Standard	41.65	100	4,165
CSEP (1 Story), Standard	28.20	135	3,807
WSEP (1 Story), Standard	20.74	290	6,015

(16) Deck/Balcony

Roof Cover Only, Standard	13.05	100	1,305
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County Multiplier = 1.38 => Cost New = 71,345

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 42,807
 ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 14,982

2017 Est. T.C.V. 009-368-011-00 = 16,457
 Est. TCV/Total Floor Area = 23.15, Most recent sale 06/30/2014 for 23,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,600	11,600	11,600	11,534	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,400	0	-3,334	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,200	8,200	8,200	11,637	8,200	0	

009-368-012-00 2017 Est. T.C.V. KANOUSE JACK D
 Property Class: 402 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-368-012-00 = 1,000

Est. TCV/Total Floor Area = 1.41, Most recent sale 09/05/2007 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
800	800	800	800	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-300	0	-300	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
500	500	500	807	500	0

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009-369-001-00 2017 Est. T.C.V. SPRAGUE GEORGE D
 Property Class: 401 10022 W ELM ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors * LOTS 1, 2 & 3

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
198 Actual Front Feet, 0.72 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	6.45	1.00	540	45	1,567
Total Estimated Land Improvements True Cash Value =					1,567

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls D Blt 1893

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1912 SF Floor Area = 2868 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Mich Bsmnt.	54.97	-3.53	0.98	1912	100,227

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

WGEP (1 Story), Standard	33.79	144	4,866
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(17) Garages
 Class:D Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	12.70	1224	15,545
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 175,284

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 96,406
 ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 33,742

2017 Est. T.C.V. 009-369-001-00 = 38,309
 Est. TCV/Total Floor Area = 13.36

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,000	27,000	27,000	19,416	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-7,800	0	0	-216	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,200	19,200	19,200	19,590	19,200	19,200	

009-369-004-00	2017 Est. T.C.V.	COLECCHIO BRETT
Property Class: 401		424 S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1946

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 624 SF Floor Area = 624 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	54.65	-10.63	0.66	624	27,880

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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County Multiplier = 1.38 => Cost New = 46,831

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 30,440

Separately Depreciated Items: **Draft Record Card - Printed before March Board of Review**

Square footage # 1 is depreciated at 71 %Good...	Base Cost Was =	27,880
County Multiplier = 1.38 =>	Cost New =	38,475
Phy/Ab.+hy/Func/Econ/Comb.%Good= 6/100/100/100/6.0,	Depr.Cost =	2,308
ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV of Bldg: 1 =		16,374

2017 Est. T.C.V. 009-369-004-00 = 17,374

Est. TCV/Total Floor Area = 27.84, Most recent sale 11/30/2016 for 21,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,500	10,500	10,500	8,050	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,800	0	0	650	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,700	8,700	8,700	8,122	8,700	0	

009-369-005-00 2017 Est. T.C.V. NELSON RAYMOND
 Property Class: 401 412 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1016 SF Floor Area = 1016 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	48.31	-8.38	0.66	1016	41,239

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

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

County Multiplier = 1.38 => Cost New = 66,577

Phy/Ab.Phy/Func/Econ/Comb.%Good= 66/100/100/100/66.0, Depr.Cost = 43,941
 ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV of Bldg: 1 = 21,971

2017 Est. T.C.V. 009-369-005-00 = 25,346

Est. TCV/Total Floor Area = 24.95

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,000	15,000	15,000	11,514	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,300	0	103	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,700	12,700	12,700	11,617	11,617	11,617	

009-369-006-00	2017 Est. T.C.V.	LEE JAMES DAVID & DAWN MARIE
Property Class: 401		S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	7.77	1.00	80	45	280
Total Estimated Land Improvements True Cash Value =					280

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1152 SF Floor Area = 1152 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	47.07	0.00	0.66	1152	54,985

Other Additions/Adjustments

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

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

Draft Record Card - Printed before March Board of Review

(16) Porches

WCP (1 Story), Standard	24.20	120	2,904
WGEP (1 Story), Standard	28.17	224	6,310

County Multiplier = 1.38 => Cost New = 96,951

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 53,323
ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 18,663

2017 Est. T.C.V. 009-369-006-00 = 19,943
Est. TCV/Total Floor Area = 17.31, Most recent sale 09/04/2008 for 4,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
14,100	14,100	14,100	12,432	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,100	0	-2,432	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,000	10,000	10,000	12,543	10,000	0

009-369-007-00 2017 Est. T.C.V. MINSHALL TERRI L
 Property Class: 401 W POPLAR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D-10 Blt 1910

(11) Heating System: Space Heater

Ground Area = Size for Rates = 498 SF Floor Area = 498 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	52.74	-9.16	-1.70	498	20,856

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance		1235.00		1	1,235
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County Multiplier = 1.38 => Cost New = 37,138

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 18,569
 ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 6,499

Draft Record Card - Printed before March Board of Review

2017 Est. T.C.V. 009-369-007-00								
Est. TCV/Total Floor Area = 15.06, Most recent sale 03/08/2007 for 3,000								
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
5,400	5,400	5,400	2,966	0.90				
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses				
0	-1,700	0	26	0				
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,700	3,700	3,700	2,992	2,992	0			

009-369-008-00	2017 Est. T.C.V.	SPRAGUE PAUL ETAL
Property Class: 401		411 S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	2,000

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	48	56	86
Shed: Wood Frame	8.01	1.00	285	56	1,278
Total Estimated Land Improvements True Cash Value =					1,364

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Comp.Shingle	31.92	1.21	-5	840	26,489

Other Additions/Adjustments

	Rate	Size	Cost
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(2) Skirting			
Metal Enamel	5.60	148	829

(9) Foundation			
Foundation Wall: Concrete	7.28	0	0

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

Draft Record Card Printed before March Board of Review

(16) Porches			
WCP (1 Story), Standard	35.06	48	1,683

County Multiplier = 1.38 => Cost New = 45,947

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 16,082

Separately Depreciated Items:

(17) Garages			
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	20.12	384	7,726
County Multiplier = 1.38 =>			Cost New = 10,662
Phy/Ab.Phy/Func/Econ/Comb.%Good= 56/100/100/100/56.0,			Depr.Cost = 5,971

Total Depreciated Cost = 22,052

ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCv of Bldg: 1 = 8,821

2017 Est. T.C.V. 009-369-008-00 = 12,185

Est. TCv/Total Floor Area = 14.51

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,100	7,100	7,100	7,100	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,000	0	-1,000	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,100	6,100	6,100	7,163	6,100	0	

009-369-010-00 2017 Est. T.C.V. SPRAGUE GEORGE D & MARY E
 Property Class: 401 N CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.60	1.00	216	20	328
Total Estimated Land Improvements True Cash Value =					328

2017 Est. T.C.V. 009-369-010-00	=	1,328			
Est. TCV/Total Floor Area = 1.58, Most recent sale 12/01/1996 for 1,500					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
900	900	900	900	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-200	0	0	-200	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
700	700	700	908	700	0

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009-369-011-00 2017 Est. T.C.V. HILL PAMELA J TRUST
 Property Class: 401 10056 W ELM ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors * LOTS 11 & 12

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	2,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.72	1.00	140	61	915
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 =					1,390

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1902

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	65.85	-9.49	0.00	1120	63,123

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	33.50	70	2,345
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(16) Deck/Balcony

Treated Wood, Standard	19.24	16	308
Treated Wood, Standard	6.76	264	1,785

(17) Garages

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

Base Cost	13.95	960	13,392
Mechanical Doors	350.00	2	700
Storage area over garage	3.95	480	1,896

County Multiplier = 1.38 => Cost New = 130,767

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 78,460
 ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 27,461

2017 Est. T.C.V. 009-369-011-00	=	30,851			
Est. TCV/Total Floor Area = 27.55, Most recent sale 07/27/2016 for 30,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
21,700	21,700	21,700	21,700	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-6,300	0	-6,300	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,400	15,400	15,400	21,895	15,400	0

009-374-001-00	2017 Est. T.C.V.	HILL RICKIE JR
Property Class: 401		448 S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	2,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.05	1.00	300	94	1,988
Shed: Wood Frame	7.44	1.00	240	94	1,678
Total Estimated Land Improvements True Cash Value =					3,667

Cost Est. for Res. Bldg: 1 Single Family MANU-NATIONAL Cls D Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1368 SF Floor Area = 1368 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	45.55	-11.22	0.66	1008	35,270
1	Story Siding	Slab	45.55	-8.74	0.66	360	13,489

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

Treated Wood, Standard	8.73	64	559
Treated Wood w/Roof, Standard	18.90	128	2,419

(17) Garages

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

Base Cost	9.61	960	9,226
Mechanical Doors	325.00	1	325
Storage area over garage	3.75	960	3,600

County Multiplier = 1.38 => Cost New = 100,178

Notes: 1972 WESTBROOK MAUFACTURED HOME S/N 0012

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 65,116
ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 26,046

2017 Est. T.C.V. 009-374-001-00 = 31,713

Est. TCV/Total Floor Area = 23.18, Most recent sale 12/07/2015 for 65,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
17,900	17,900	17,900	17,900	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,000	0	0	-2,000	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,900	15,900	15,900	18,061	15,900	0

009-374-003-00 2017 Est. T.C.V. HILL RICKIE JR
 Property Class: 401 436 S BAGLEY ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Comp.Shingle	35.26	0.41	0	500	17,835
Other Additions/Adjustments			Rate			Size	Cost
Expando			21.00			96	2,016
(2) Skirting							
Metal Enamel			5.43			170	923
(9) Foundation							
Foundation Wall: Concrete			7.13			0	0
(14) Water/Sewer							
Well, 50 Feet				1575.00		1	1,575
1000 Gal Septic				2720.00		1	2,720

County Multiplier = 1.38 => Cost New = 34,595

Notes: 1963 GREAT LAKE TRAILER S/N 1236

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 12,108
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 4,843

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2017 Est. T.C.V. 009-374-003-00							=	5,843
Est. TCV/Total Floor Area = 11.69								
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	-600	0	0	0	-600	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
2,900	2,900	2,900	3,531	2,900	0			

009-374-004-00 2017 Est. T.C.V. HISCOCK ELDON D JR & KERRI
Property Class: 401 426 S BAGLEY ST
Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS							
* Factors *				LOTS 4, 5 & 6			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000 100		1,000
<Site Value A> Base Lot Rate					1000 100		1,000
<Site Value A> Base Lot Rate					1000 100		1,000
297 Actual Front Feet, 1.08 Total Acres Total Est. Land Value =							3,000

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	27.78	-0.80	0	980	26,440

Other Additions/Adjustments Rate Size Cost

(2) Skirting							
	Metal Enamel		5.43			168	912

(9) Foundation							
	Foundation Wall: Concrete		7.13			0	0

(13) Plumbing							
	3 Fixture Bath		1215.00			1	1,215

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

(16) Deck/Balcony							
	Treated Wood w/Roof,Standard		22.50			80	1,800

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County Multiplier = 1.38 => Cost New = 47,834
Notes: REDMAN SN 7500

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 16,742
ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 6,697

< Cost Estimates for Res. Building: 2 Mobile Home Class: Low Quality >
(11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	27.78	-0.80	0	980	26,440

Other Additions/Adjustments Rate Size Cost

(2) Skirting							
	Metal Enamel		5.43			168	912

(9) Foundation							
	Foundation Wall: Concrete		7.13			0	0

(13) Plumbing							
	3 Fixture Bath		1215.00			1	1,215

County Multiplier = 1.38 => Cost New = 39,423
Notes: MONARCH 0445A

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 13,798
ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 2 = 5,519

2017 Est. T.C.V. 009-374-004-00 = 15,216
Est. TCV/Total Floor Area = 7.76, Most recent sale 04/23/2012 for 25,000

Parcel Number: 009-374-004-00

Page: 2

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,100	9,100	9,100	9,100	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,500	0	0	-1,500	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,600	7,600	7,600	9,181	7,600	0	

Draft Record Card - Printed before March Board of Review

009-375-001-00 2017 Est. T.C.V. POWERS RICHARD L JR
 Property Class: 401 460 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	36.64	-0.80	0	400	14,336

Other Additions/Adjustments	Rate	Size	Cost
Addition/Slab	28.45	120	3,414
Free Standing Roof	4.15	400	1,660

(9) Foundation
 Foundation Wall: Concrete 7.13 0 0

(13) Plumbing
 Average Fixture(s) 405.00 1 405

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

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

(17) Garages **Draft Record Card - Printed before March Board of Review**
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)

Base Cost	11.14	768	8,556
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 47,266

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 16,543
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 6,617

2017 Est. T.C.V. 009-375-001-00 = 7,617

Est. TCV/Total Floor Area = 14.65, Most recent sale 02/19/2016 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,400	4,400	4,400	4,400	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	0	-600	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,800	3,800	3,800	4,439	3,800	3,800	

009-375-002-00	2017 Est. T.C.V.	FEDERAL NATIONAL MORT ASSOC
Property Class: 401		436 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.45	1.00	48	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	25	250
Total Estimated Land Improvements True Cash Value =					250

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Comp.Shingle	31.07	0.41	0	720	22,666
Other Additions/Adjustments							
			Rate			Size	Cost
Expando			21.00			36	756
Expando			21.00			60	1,260

(9) Foundation
Foundation Wall: Concrete

(13) Plumbing

Average Fixture(s)	405.00	1	405
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(14) Water/Sewer
Well, 50 Feet
1000 Gal Septic

(15) Built-Ins & Fireplaces
Appliance Allowance

(16) Deck/Balcony
Treated Wood,Standard

County Multiplier = 1.38 => Cost New = 43,143
Notes: 1968 LIBERTY: 436

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 15,100
ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 6,040

< Cost Estimates for Res. Building: 2 Mobile Home Class: Low Quality >
(11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	32.20	-0.80	0	600	18,840

Other Additions/Adjustments

(9) Foundation
Foundation Wall: Concrete

(13) Plumbing
Average Fixture(s)

(14) Water/Sewer
Well, 50 Feet

Parcel Number: 009-375-002-00 Page: 2

1000 Gal Septic	2720.00	1	2,720
(15) Built-Ins & Fireplaces Appliance Allowance	1235.00	1	1,235
(16) Deck/Balcony Treated Wood,Standard	12.24	30	367

County Multiplier = 1.38 => Cost New = 34,696
 Notes: 448

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 12,144
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 2 = 4,857

2017 Est. T.C.V. 009-375-002-00 = 12,147

Est. TCV/Total Floor Area = 9.20, Most recent sale 01/29/2016 for 10,200

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,400	7,400	7,400	7,336	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,300	0	0	-1,236	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,100	6,100	6,100	7,402	6,100	0	

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009-375-003-00 2017 Est. T.C.V. FEDERAL NATIONAL MORT ASSOC
 Property Class: 401 412 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

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	988	60	1,767
Total Estimated Land Improvements True Cash Value =					1,767

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D Blt 2000

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 988 SF Floor Area = 988 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	48.60	-8.45	0.66	988	40,320

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

Draft Record Card - Printed before March Board of Review

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(17) Garages

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

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

County Multiplier = 1.38 => Cost New = 82,124

Notes: 2000 CENTURY MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost =	73,912
ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 1 =		44,347

2017 Est. T.C.V. 009-375-003-00	=	48,114			
Est. TCV/Total Floor Area = 48.70, Most recent sale 01/29/2016 for 10,200					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
20,700	20,700	20,700	16,915	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,400	0	0	152	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
24,100	24,100	24,100	17,067	17,067	0

009-375-005-00 2017 Est. T.C.V. HILL PAMELA J LIVING TRUST
 Property Class: 401 408 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors * LOTS 5 & 6

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	2,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.36	1.00	240	0	0
Shed: Wood Frame	9.56	1.00	216	0	0

Residential Local Cost Land Improvements

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

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Siding	Comp.Shingle	33.88	0.49	0	1120	38,494

Other Additions/Adjustments

	Rate	Size	Cost
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(2) Skirting
 Metal Enamel 5.70 188 1,072

(9) Foundation
 Foundation Wall: Concrete 6.92 0 0

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(13) Plumbing
 Average Fixture(s) 530.00 1 530
 3 Fixture Bath 1590.00 1 1,590

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

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

(16) Deck/Balcony
 Treated Wood,Standard 6.92 144 996

County Multiplier = 1.38 => Cost New = 66,533
 Notes: REDMAN MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 23,287
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 9,315

2017 Est. T.C.V. 009-375-005-00					=	11,790
Est. TCV/Total Floor Area = 10.53						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,900	6,900	6,900	6,900	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	0	-1,000	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,900	5,900	5,900	6,962	5,900	0	

009-375-007-00	2017 Est. T.C.V.	HILL PAMELA J LIVING TRUST
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-375-007-00 = 1,000

Est. TCV/Total Floor Area = 0.89

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

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-300	0	-300	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
500	500	500	807	500	0

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009-375-008-00 2017 Est. T.C.V. ATWOOD JAMES E & DAWN M
 Property Class: 401 S BAGLEY ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-375-008-00 = 1,000

Est. TCV/Total Floor Area = 0.89

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

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-300	0	-210	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
500	500	500	716	500	0

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009-375-009-00 2017 Est. T.C.V. ATWOOD JAMES E & DAWN M
 Property Class: 401 423 S BAGLEY ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1104 SF Floor Area = 1104 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	47.49	-9.22	0.66	864	33,636
1	Story Siding	Slab	47.49	-9.22	0.66	240	9,343

Other Additions/Adjustments Rate Size Cost

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

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

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

County Multiplier = 1.38 => Cost New = 67,667

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 40,600
 ECF (424 - JENNINGS RESIDENTIAL) 0.250 => TCV of Bldg: 1 = 14,210

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2017 Est. T.C.V. 009-375-009-00 = 15,210

Est. TCV/Total Floor Area = 13.78

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,800	10,800	10,800	9,578	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,200	0	0	-1,978	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,600	7,600	7,600	9,664	7,600	0	

009-375-010-00 2017 Est. T.C.V. DEHAAN GORDON J & VIRGINIA A L/E
 Property Class: 402 S BAGLEY ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
198 Actual Front Feet, 0.72 Total Acres							Total Est. Land Value =	3,000

2017 Est. T.C.V. 009-375-010-00	=	3,000			
Est. TCV/Total Floor Area = 2.72					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2,300	2,300	2,300	2,003	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-800	0	-503	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	2,021	1,500	0

Draft Record Card - Printed before March Board of Review

009-376-001-00 2017 Est. T.C.V. HILL PAMELA J LIVING TRUST
 Property Class: 401 520 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	30.92	0.00	-5	980	28,787
Other Additions/Adjustments							
			Rate			Size	Cost
(2) Skirting							
Metal Enamel				5.60		168	941
(9) Foundation							
Foundation Wall: Concrete				7.28		0	0
(13) Plumbing							
Average Fixture(s)				465.00		1	465
3 Fixture Bath				1395.00		1	1,395
(14) Water/Sewer							
Well, 50 Feet				1575.00		1	1,575
1000 Gal Septic				2720.00		1	2,720

(15) Built-Ins & Fireplaces **Draft Record Card - Printed before March Board of Review**
 Appliance Allowance 1,235.00 1 1,235

(17) Garages
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 23.24 280 6,507

County Multiplier = 1.38 => Cost New = 60,202
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 21,071
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 8,428

2017 Est. T.C.V. 009-376-001-00					=	10,428
Est. TCV/Total Floor Area = 10.64						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,200	6,200	6,200	6,200	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	0	-1,000	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,200	5,200	5,200	6,255	5,200	0	

009-376-003-00 2017 Est. T.C.V. SKIDMORE EINO
 Property Class: 401 512 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	50	S1/2 OF LOT	500
99 Actual Front Feet, 0.36 Total Acres Total Est. Land Value =								1,500

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	56	56	93
Total Estimated Land Improvements True Cash Value =					93

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1903

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 821 SF Floor Area = 821 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	50.76	-9.93	0.66	821	34,063

Other Additions/Adjustments Rate Size Cost

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

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

(15) Built-Ins & Fireplaces **Draft Record Card - Printed before March Board of Review**
 Appliance Allowance 1,235.00 1 1,235

(17) Garages
 Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 15.44 625 9,650

County Multiplier = 1.38 => Cost New = 68,680

Phy/Ab.Phy/Func/Econ/Comb.%Good= 56/100/100/100/56.0, Depr.Cost = 38,461

Separately Depreciated Items:

Unit-in-Place Cost Items:
 ROOF STRUCT. (SQ FT) 3.97 135 536
 County Multiplier = 1.38 => Cost New = 740
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 333

Total Depreciated Cost = 38,794
 ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 13,578

2017 Est. T.C.V. 009-376-003-00 = 15,171
 Est. TCV/Total Floor Area = 18.48

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
10,800	10,800	10,800	9,476	0.90	0	0	0	-1,876	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
7,600	7,600	7,600	9,561	7,600	7,600				

009-376-004-00	2017 Est. T.C.V.	SKIDMORE EINO
Property Class: 401		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * LOT 5 & 1/2 OF LOT 4

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
JENNINGS B TYPE	33.00	158.00	1.0000	1.0000		20	100	660
99 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	1,660

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

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

Other Additions/Adjustments Rate Size Cost

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

(17) Garages
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 16.02 768 12,303
 Mechanical Doors 350.00 2 700

County Multiplier = 1.38 => Cost New = 24,113

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 15,674
 ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV of Bldg: 1 = 7,837

2017 Est. T.C.V. 009-376-004-00 8,497
 Est. TCV/Total Floor Area = 0.00
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2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
5,700	5,700	5,700	2,654	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	23	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,700	4,700	4,700	2,677	2,677	2,677

009-376-006-00	2017 Est. T.C.V.	HILL PAMELA J LIVING TRUST
Property Class: 401		10207 W ELM ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.79	1.00	120	71	749
Total Estimated Land Improvements True Cash Value =					749

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 480 SF Floor Area = 480 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	59.39	-11.34	0.66	480	23,381

Other Additions/Adjustments	Rate	Size	Cost
-----------------------------	------	------	------

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

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

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

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(16) Porches			
CCP (1 Story), Standard	56.11	20	1,122

County Multiplier = 1.38 => Cost New = 42,170

Phy/Ab.Phy/Func/Econ/Comb.%Good= 67/100/100/100/67.0, Depr.Cost = 28,254
ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV of Bldg: 1 = 14,127

2017 Est. T.C.V. 009-376-006-00 = 16,876
Est. TCV/Total Floor Area = 35.16

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,300	10,300	10,300	8,355	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,900	0	45	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,400	8,400	8,400	8,430	8,400	0	

009-376-008-00 2017 Est. T.C.V. INDIAN LAKES L C
 Property Class: 402 S BAGLEY ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
198 Actual Front Feet, 0.72 Total Acres Total Est. Land Value =								3,000

2017 Est. T.C.V. 009-376-008-00	=	3,000			
Est. TCV/Total Floor Area =	6.25				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2,300	2,300	2,300	2,003	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-800	0	0	-503	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	2,021	1,500	0

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009-377-001-00 2017 Est. T.C.V. INDIAN LAKES L C
 Property Class: 402 S BAGLEY ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
198 Actual Front Feet, 0.72 Total Acres							Total Est. Land Value =	3,000

2017 Est. T.C.V. 009-377-001-00 = 3,000
 Est. TCV/Total Floor Area = 6.25

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2,300	2,300	2,300	2,003	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-800	0	-503	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	2,021	1,500	0

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009-377-004-00 2017 Est. T.C.V. HILL PAMELA J LIVING TRUST
 Property Class: 401 10241 S ELM ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	13.42	1.00	5	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 GRG Cls C Blt 2000

(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

(17) Garages
 Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 10,133 3328 33,713
 Mechanical Doors 350.00 2 700

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County Multiplier = 1.38 => Cost New = 44,177

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 39,760
 ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 1 = 23,856

2017 Est. T.C.V. 009-377-004-00						=	28,206
Est. TCV/Total Floor Area =	0.00						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
15,500	15,500	15,500	10,700	0.90			
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,400	0	0	96	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
14,100	14,100	14,100	10,796	10,796	0		

009-378-001-00 2017 Est. T.C.V. INDIAN LAKES L C
 Property Class: 402 S BAGLEY ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS B TYPE	330.00	158.00	1.0000	1.0000	20	100		6,600
330 Actual Front Feet, 1.20 Total Acres							Total Est. Land Value =	6,600

2017 Est. T.C.V. 009-378-001-00 = 6,600

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	3,009	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	
3,300	3,300	3,300	3,036	3,036	0	

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009-379-001-00 2017 Est. T.C.V. FOWLER ERIC A
 Property Class: 401 606 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	7.98	1.00	120	35	335
Total Estimated Land Improvements True Cash Value =					335

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Siding	Comp.Shingle	34.52	1.21	0	720	25,726

Other Additions/Adjustments	Rate	Size	Cost
(2) Skirting			
Metal Enamel	5.60	144	806
(9) Foundation			
Foundation Wall: Concrete	7.28	0	0

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

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(17) Garages			
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	12.60	576	7,258
No Floor Deduction	-3.10	576	-1,786
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.30	1200	11,160
No Floor Deduction	-3.00	1200	-3,600

County Multiplier = 1.38 => Cost New = 60,525
 Notes: 1964 Palace Ser # 22161

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 21,184
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 8,474

2017 Est. T.C.V. 009-379-001-00	=	10,809			
Est. TCV/Total Floor Area = 15.01, Most recent sale 01/19/2007 for 14,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
6,400	6,400	6,400	6,400	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,000	0	0	-1,000	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,400	5,400	5,400	6,457	5,400	0

009-379-003-00 2017 Est. T.C.V. SMITH RICHARD H
 Property Class: 401 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	34.90	-0.80	0	530	18,073

Other Additions/Adjustments Rate Size Cost

(2) Skirting							
Metal Enamel			5.43			126	684

(9) Foundation							
Foundation Wall: Concrete			7.13			0	0

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

(17) Garages							
Class:D Exterior: Block Foundation: 18 Inch (Unfinished)							
Base Cost			14.90			720	10,728

County Multiplier = 1.38 => Cost New = 46,617

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 16,316
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 6,526

2017 Est. T.C.V. 009-379-003-00 = 7,526

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,400	4,400	4,400	4,400	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	0	-600	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,800	3,800	3,800	4,439	3,800	0	

009-379-004-00 2017 Est. T.C.V. INDIAN LAKES L C
 Property Class: 402 S BAGLEY ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100	LOT 4	1,000
<Site Value A> Base Lot Rate					1000	100	LOT 5	1,000
JENNINGS B TYPE	330.00	158.00	1.0000	1.0000	20	100	LOTS 6-10BASLEY	6,600
462 Actual Front Feet, 1.68 Total Acres Total Est. Land Value =								8,600

2017 Est. T.C.V. 009-379-004-00 = 8,600
 Est. TCV/Total Floor Area = 16.23

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,800	4,800	4,800	4,800	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	
4,300	4,300	4,300	4,843	4,300	0	

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009-380-001-00	2017 Est. T.C.V.	PAULEY WILLIAM & COREEN
Property Class: 401		606 S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	720	71	1,636
Total Estimated Land Improvements True Cash Value =					1,636

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 = 1232 SF Floor Area = 1232 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	57.07	0.00	0.00	832	47,482
1	Story Siding	Crawl Space	57.07	-8.29	0.00	400	19,512

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

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

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

(17) Garages
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 18.90 440 8,316
Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 113,402

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 80,515

Separately Depreciated Items:

Square footage # 2 is depreciated at 92 %Good... Base Cost Was = 19,512
County Multiplier = 1.38 => Cost New = 26,927
Phy/Ab.+hy/Func/Econ/Comb.%Good= 21/100/100/100/21.0, Depr.Cost = 5,655

(16) Porches
CCP (1 Story), Standard 21.45 200 4,290
County Multiplier = 1.38 => Cost New = 5,920
Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/100/100/100/72.0, Depr.Cost = 4,263

(16) Deck/Balcony
Treated Wood,Standard 6.75 200 1,350
County Multiplier = 1.38 => Cost New = 1,863
Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 1,714

Total Depreciated Cost = 92,146
ECF (424 - JENNINGS RESIDENTIAL) 0.550 => TCV of Bldg: 1 = 50,681

2017 Est. T.C.V. 009-380-001-00 = 54,317
Est. TCV/Total Floor Area = 44.09

Parcel Number: 009-380-001-00

Page: 2

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,000	32,000	32,000	22,214	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,800	0	0	199	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,200	27,200	27,200	22,413	22,413	22,413	

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009-380-003-00 2017 Est. T.C.V. PITT JOSEPH & WILTFANG BETSY
 Property Class: 401 576 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors * LOTS 3, 4, &5

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
198 Actual Front Feet, 0.72 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.44	1.00	240	35	625
Total Estimated Land Improvements True Cash Value =					625

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1900

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 922 SF Floor Area = 1110 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Slab	57.18	-9.64	0.83	754	36,471
1	Story Siding	Slab	49.37	-9.64	0.66	168	6,786

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CSEP (1 Story), Standard	26.44	160	4,230
CPP, Standard	20.42	42	858

County Multiplier = 1.38 => Cost New = 75,071

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 41,289

Separately Depreciated Items:

(17) Garages

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

Base Cost	10.24	924	9,462
No Floor Deduction	-3.10	924	-2,864
County Multiplier = 1.38 =>			Cost New = 9,104
Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,			Depr.Cost = 8,558

Total Depreciated Cost = 49,847

ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 17,447

2017 Est. T.C.V. 009-380-003-00	=	21,072			
Est. TCV/Total Floor Area = 18.98, Most recent sale 04/01/2000 for 35,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
14,900	14,900	14,900	12,839	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,400	0	-2,339	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,500	10,500	10,500	12,954	10,500	10,500

009-380-006-00 2017 Est. T.C.V. EMORY BRIAN
 Property Class: 401 10131 W WALNUT ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	36.98	-0.80	0	380	13,748

Other Additions/Adjustments	Rate	Size	Cost
Addition/Slab	28.45	315	8,962
Free Standing Roof	4.15	755	3,133

(9) Foundation

Foundation Wall: Concrete	7.13	0	0
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(14) Water/Sewer

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

County Multiplier = 1.38 => Cost New = 41,591

Phy/Ab.Phy/Func/Econ/Comb.%Good= 46/100/100/100/46.0, Depr.Cost = 19,132
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 7,653

2017 Est. T.C.V. 009-380-006-00 = 8,653

Est. TCV/Total Floor Area = 12.45

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	5,000	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-700	0	-700	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,300	4,300	4,300	5,045	4,300	4,300	

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009-380-007-00 2017 Est. T.C.V. FOWLER ERIC A
 Property Class: 401 593 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
JENNINGS B TYPE	132.00	158.00	1.0000	1.0000	20	100	2 LOTS	2,640
264 Actual Front Feet, 0.96 Total Acres Total Est. Land Value =								4,640

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.51	1.00	216	94	1,729
Total Estimated Land Improvements True Cash Value =					1,729

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1980

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1248 SF Floor Area = 1248 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	56.95	0.00	0.00	864	49,205
1	Story Siding	Slab	56.95	-9.91	0.00	384	18,063

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

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

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

(16) Deck/Balcony
 Treated Wood,Standard 6.81 192 1,308
 Treated Wood,Standard 6.59 240 1,582

(17) Garages
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 14.85 768 11,405
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 122,029

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 85,421
 ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV of Bldg: 1 = 42,710

2017 Est. T.C.V. 009-380-007-00 = 49,079

Est. TCV/Total Floor Area = 39.33, Most recent sale 05/01/1996 for 27,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,100	29,100	29,100	23,438	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-4,600	0	210	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,500	24,500	24,500	23,648	23,648	23,648	

009-381-001-00	2017 Est. T.C.V.	HILL THERESA L & ELLIS SUNSHINE J/T
Property Class: 402		S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-381-001-00 = 1,000

Est. TCV/Total Floor Area = 0.80

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	-300	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
500	500	500	807	500	500	

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009-381-002-00	2017 Est. T.C.V.	HILL THERESA L & ELLIS SUNSHINE J/T
Property Class: 401		S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			1,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	7.77	1.00	80	45	280
Total Estimated Land Improvements True Cash Value =					280

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	29.68	-0.80	0	912	26,339

Other Additions/Adjustments	Rate	Size	Cost
Free Standing Roof	4.15	48	199

(9) Foundation

Foundation Wall: Concrete	7.13	0	0
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(14) Water/Sewer

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

(16) Deck/Balcony

Treated Wood, Standard	6.79	160	1,086
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County Multiplier = 1.38 => Cost New = 44,048

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 15,417
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 6,167

2017 Est. T.C.V. 009-381-002-00 = 7,447

Est. TCV/Total Floor Area = 8.17

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
4,300	4,300	4,300	4,300	0.90	0	0	0	-600	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
3,700	3,700	3,700	4,338	3,700	0				

009-381-003-00	2017 Est. T.C.V.	HILL THERESA L & ELLIS SUNSHINE J/T
Property Class: 402		S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres					Total Est.		Land Value =	1,000

2017 Est. T.C.V. 009-381-003-00 = 1,000

Est. TCV/Total Floor Area = 1.10

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	-300	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
500	500	500	807	500	500	

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009-381-004-00	2017 Est. T.C.V.	HILL THERESA L & ELLIS SUNSHINE J/T
Property Class: 402		S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-381-004-00 = 1,000

Est. TCV/Total Floor Area = 1.10

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	-300	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
500	500	500	807	500	500	

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009-381-005-00	2017 Est. T.C.V.	HILL THERESA L & ELLIS SUNSHINE J/T
Property Class: 402		S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres					Total Est.		Land Value =	1,000

2017 Est. T.C.V. 009-381-005-00 = 1,000

Est. TCV/Total Floor Area = 1.10

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

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-300	0	-300	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
500	500	500	807	500	500

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009-381-006-00	2017 Est. T.C.V.	HILL THERESA L & ELLIS SUNSHINE J/T
Property Class: 402		S LA CHANCE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-381-006-00 = 1,000

Est. TCV/Total Floor Area = 1.10

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

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-300	0	-300	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
500	500	500	807	500	500

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009-381-007-00 2017 Est. T.C.V. KINCH TIMOTHY & FELDE KAY L J/T
 Property Class: 401 581 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

		* Factors *		LOTS 7 & 8		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> Base Lot Rate			1000	100		1,000
<Site Value A> Base Lot Rate			1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =						2,000

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Comp.Shingle	33.88	0.49	-6	1092	35,312
Other Additions/Adjustments							
			Rate			Size	Cost
(2) Skirting							
Metal Enamel			5.70			184	1,049
(9) Foundation							
Foundation Wall: Concrete			6.92			0	0
(14) Water/Sewer							
Well, 50 Feet				1575.00		1	1,575
1000 Gal Septic				2720.00		1	2,720
(16) Porches							
WGEP (1 Story), Standard			28.83			210	6,054

(17) Garages

Class:	Exterior:	Foundation:	Rate	Heat/Roof	Ext.(%)	Size	Cost
C	Pole	18 Inch (Unfinished)	11.60	768		768	8,909
Base Cost							
Mechanical Doors			350.00			2	700

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County Multiplier = 1.38 => Cost New = 77,720
 Notes: 1984 VENTURE MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 27,202
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 10,881

2017 Est. T.C.V. 009-381-007-00						=	12,881
Est. TCV/Total Floor Area = 11.80, Most recent sale 02/19/2016 for 0							
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
7,600	7,600	7,600	7,600	0.90			
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,200		0	0	-1,200	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
6,400	6,400	6,400	7,668	6,400	6,400		

009-381-009-00 2017 Est. T.C.V. KELLEY ROBIN
 Property Class: 401 10056 W CEDAR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors * LOTS 9 & 10

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

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	612	0	0
Fencing: Wd, Solid, 6 ft.	15.24	1.00	100	0	0
Shed: Wood Frame	8.75	1.00	192	50	840
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 =					1,315

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1103 SF Floor Area = 1103 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	58.25	-10.21	0.00	815	39,153
1	Story Siding	Slab	58.25	-10.21	0.00	288	13,836

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance		1415.00	1	1,415
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(17) Garages

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

Base Cost		20.32	375	7,620
Common Wall: 1 Wall		-1000.00	1	-1,000
Mechanical Doors		350.00	1	350

County Multiplier = 1.38 => Cost New = 91,733

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 68,800
 ECF (424 - JENNINGS RESIDENTIAL) 0.550 => TCV of Bldg: 1 = 37,840

2017 Est. T.C.V. 009-381-009-00					=	41,155
Est. TCV/Total Floor Area = 37.31, Most recent sale 09/25/2015 for 61,500						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,400	24,400	24,400	24,400	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,800	0	-3,800	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,600	20,600	20,600	24,619	20,600	20,600	

009-382-001-00 2017 Est. T.C.V. EMENHISER CASEY RENEE
 Property Class: 401 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

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
TRAVEL TRAILER	1.00	1.00	500.0	85	425
Total Estimated Land Improvements True Cash Value =					425

2017 Est. T.C.V. 009-382-001-00	=	1,425			
Est. TCV/Total Floor Area = 1.29, Most recent sale 08/01/2002 for 1,400					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
1,000	1,000	1,000	1,000	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
700	700	700	1,009	700	0

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009-382-002-00 2017 Est. T.C.V. GREGORY MICHAEL R SR
 Property Class: 401 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	27.78	-0.80	0	980	26,440

Other Additions/Adjustments Rate Size Cost

(9) Foundation							
Foundation Wall: Concrete			7.13			0	0

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

County Multiplier = 1.38 => Cost New = 42,415

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 14,845
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 5,938

2017 Est. T.C.V. 009-382-002-00 = 7,938

Est. TCV/Total Floor Area = 8.10

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	Draft Record Card - Printed before March Board of Review	
4,800	4,800	4,800	4,800	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-800	0	-800	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	4,843	4,000	4,000	

009-382-004-00	2017 Est. T.C.V.	HILL PAMELA J LIVING TRUST
Property Class: 402		S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * LOTS 4 & 5

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	2,000

2017 Est. T.C.V. 009-382-004-00	=	2,000			
Est. TCV/Total Floor Area = 2.04, Most recent sale 10/25/2004 for 1,500					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
1,500	1,500	1,500	1,059	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-500	0	0	-59	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,000	1,000	1,000	1,068	1,000	0

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009-382-006-00	2017 Est. T.C.V.	HILL PAMELA J LIVING TRUST
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-382-006-00 = 1,000

Est. TCV/Total Floor Area = 1.02, Most recent sale 03/03/2005 for 1,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	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	
500	500	500	807	500	0	

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009-382-007-00	2017 Est. T.C.V.	HILL PAMELA J LIVING TRUST
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-382-007-00 = 1,000

Est. TCV/Total Floor Area = 1.02

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

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-300	0	-300	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
500	500	500	807	500	0

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009-382-009-00 2017 Est. T.C.V. BALDWIN TIMOTHY EARL
 Property Class: 401 649 S CRAPO ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	27.94	-0.80	0	952	25,837

Other Additions/Adjustments Rate Size Cost

(2) Skirting							
Metal Enamel			5.43			164	891

(9) Foundation							
Foundation Wall: Concrete			7.13			0	0

(13) Plumbing							
Average Fixture(s)			405.00			1	405

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

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

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(16) Deck/Balcony							
Treated Wood,Standard			6.79			160	1,086

County Multiplier = 1.38 => Cost New = 46,574
 Notes: 1981 MARLETE MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 16,301
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 6,520

2017 Est. T.C.V. 009-382-009-00 = 7,520

Est. TCV/Total Floor Area = 7.90, Most recent sale 09/27/2007 for 18,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,400	4,400	4,400	4,400	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-600	0	-600	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,800	3,800	3,800	4,439	3,800	0	

009-383-001-00	2017 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS						
* Factors *						
LOTS 1, 2, &3						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> Base Lot Rate					1000 100	1,000
<Site Value A> Base Lot Rate					1000 100	1,000
<Site Value A> Base Lot Rate					1000 100	1,000
198 Actual Front Feet, 0.72 Total Acres						Total Est. Land Value = 3,000

2017 Est. T.C.V. 009-383-001-00 = 3,000

Est. TCV/Total Floor Area = 3.15

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,300	2,300	2,300	2,003	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-800	0	0	-503	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	2,021	1,500	0	

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009-383-004-00 2017 Est. T.C.V. JENNINGS COMMUNITY CHURCH
 Property Class: 700 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

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	528	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1977

(11) Heating System: No Heating/Cooling
 Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

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

(17) Garages

Class:CD	Exterior: Siding	Foundation: 18 Inch (Unfinished)	Rate	Size	Cost
			14.85	768	11,405
			Mechanical Doors	350.00	2 700

County Multiplier = 1.38 => Cost New = 16,705

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 11,693
 ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV of Bldg: 1 = 5,847

2017 Est. T.C.V. 009-383-004-00							=	0
Est. TCV/Total Floor Area = 0.00								
2016 Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.			
0		0	0	0	0.90			
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0	0		
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
0		0	0	0	0	0		

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009-383-005-00	2017 Est. T.C.V.	JENNINGS COMMUNITY CHURCH
Property Class: 700		638 S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	1,000

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	108	71	245
Total Estimated Land Improvements True Cash Value =					245

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1969

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1568 SF Floor Area = 2144 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	69.72	0.00	0.00	1152	80,317
1	Story Siding	Crawl Space	54.85	-7.78	0.00	416	19,581

Other Additions/Adjustments

	Rate	Size	Cost
Walk out Basement Door(s)	700.00	1	700

(13) Plumbing
 Average Fixture(s)

	Rate	Size	Cost
	630.00	1	630

(14) Water/Sewer
 Well, 50 Feet
 1000 Gal Septic

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

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(15) Built-Ins & Fireplaces
 Appliance Allowance

	Rate	Size	Cost
Appliance Allowance	1415.00	1	1,415

(16) Porches
 CGEP (1 Story), Standard
 CPP, Standard

	Rate	Size	Cost
CGEP (1 Story), Standard	57.10	49	2,798
CPP, Standard	33.05	16	529

(16) Deck/Balcony
 Roof Cover Only, Standard

	Rate	Size	Cost
Roof Cover Only, Standard	13.70	96	1,315

County Multiplier = 1.38 => Cost New = 154,223

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 100,245
 ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV of Bldg: 1 = 50,122

2017 Est. T.C.V. 009-383-005-00	=	0
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/25/2015 for 86,000		
2016 Assessed	MBOR	S.E.V.
0	0	0
		Base for Cap
		0
		C.P.I.
		0.90
2017 New Eq. Adjustment	Loss	Additions
0	0	0
		Tax Adjustment
		0
2017 Assessed	MBOR	S.E.V.
0	0	0
		Capped
		0
		->Taxable<-
		0
		PRE/MBT
		0

009-383-006-00 2017 Est. T.C.V. INDIAN LAKES L C
 Property Class: 402 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS B TYPE	330.00	158.00	1.0000	1.0000	20	100		6,600
JENNINGS	0.00	158.00	1.0000	1.0000	40	100		0
330 Actual Front Feet, 1.20 Total Acres Total Est. Land Value =								6,600

2017 Est. T.C.V. 009-383-006-00 = 6,600

Est. TCV/Total Floor Area = 3.08

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	3,009	0.90		
2017	New Eq.	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	27	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,300	3,300	3,300	3,036	3,036	0	

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009-384-001-00	2017 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS B TYPE	330.00	158.00	1.0000	1.0000	20	100		6,600
JENNINGS B TYPE	330.00	158.00	1.0000	1.0000	20	100		6,600
660 Actual Front Feet, 2.39 Total Acres Total Est. Land Value =								13,200

2017 Est. T.C.V. 009-384-001-00	=	13,200			
Est. TCV/Total Floor Area =	6.16				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
6,600	6,600	6,600	5,176	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	46	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,600	6,600	6,600	5,222	5,222	0

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009-386-006-00 2017 Est. T.C.V. INDIAN LAKES L C
 Property Class: 402 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
198 Actual Front Feet, 0.72 Total Acres Total Est. Land Value =								3,000

2017 Est. T.C.V. 009-386-006-00	=	3,000			
Est. TCV/Total Floor Area =	1.40				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2,300	2,300	2,300	2,070	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-800	0	-570	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	2,088	1,500	0

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009-391-001-00	2017 Est. T.C.V.	O'ROURKE VERA LYNN
Property Class: 401		274 S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
JENNINGS B TYPE	56.00	157.00	1.0000	1.0000	20	100		1,120
188 Actual Front Feet, 0.68 Total Acres				Total Est. Land Value =				3,120

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.81	1.00	192	68	1,020
Total Estimated Land Improvements True Cash Value =					1,020

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D Blt 2001

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	45.67	-11.25	0.66	1352	47,428

Other Additions/Adjustments	Rate	Size	Cost
-----------------------------	------	------	------

(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(17) Garages

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

Base Cost	14.60	936	13,666
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 95,425

Notes: 2001 DUTCH MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 81,111

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	6.74	168	1,132
County Multiplier = 1.38 =>			Cost New = 1,563
Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,			Depr.Cost = 1,469

Total Depreciated Cost = 82,580

ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 1 = 49,548

2017 Est. T.C.V. 009-391-001-00 = 53,688

Est. TCV/Total Floor Area = 39.71, Most recent sale 02/04/2004 for 30,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
24,200	24,200	24,200	18,852	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	169	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
26,800	26,800	26,800	19,021	19,021	19,021

009-391-003-00 2017 Est. T.C.V. TUTTLE ROBERT & TAMMEY
 Property Class: 401 256 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
		0.620 Acres			0	100		0
165 Actual Front Feet, 0.98 Total Acres							Total Est. Land Value =	2,000

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	94	470
Total Estimated Land Improvements True Cash Value =					470

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Comp.Shingle	34.46	0.49	-6	980	32,225
Other Additions/Adjustments			Rate			Size	Cost

(2) Skirting
 Metal Enamel 5.70 168 958

(9) Foundation
 Foundation Wall: Concrete 6.92 0 0

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(14) Water/Sewer
 Well, 100 Feet 2425.00 1 2,425
 1000 Gal Septic 2720.00 1 2,720

County Multiplier = 1.38 => Cost New = 52,892
 Notes: FAIRMONT #N033794X

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 18,512
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 7,405

2017 Est. T.C.V. 009-391-003-00							=	9,875
Est. TCV/Total Floor Area = 10.08, Most recent sale 09/04/2013 for 12,500								
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
5,900	5,900	5,900	5,900	0.90				
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	-1,000	0	0	-1,000	0			
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
4,900	4,900	4,900	5,953	4,900	0			

009-391-006-00 2017 Est. T.C.V. WEAVER JENIFER M & STRETTEN K W
 Property Class: 402 N BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
99 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-391-006-00 = 1,000

Est. TCV/Total Floor Area = 1.02

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

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-300	0	-300	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
500	500	500	807	500	0

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009-391-007-00 2017 Est. T.C.V. INDIAN LAKES L C
 Property Class: 402 N BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-391-007-00 = 1,000

Est. TCV/Total Floor Area = 1.02

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	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	
500	500	500	807	500	0	

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009-391-008-00 2017 Est. T.C.V. INDIAN LAKES L C
 Property Class: 402 N BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-391-008-00 = 1,000

Est. TCV/Total Floor Area = 1.02

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	-300	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
500	500	500	807	500		0

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009-391-009-00 2017 Est. T.C.V. HELSEL JAMES
 Property Class: 401 293 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS	132.00	158.00	1.0000	1.0000	40	100		5,280
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								5,280

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 2009

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1203 SF Floor Area = 1203 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	57.29	0.00	0.00	1120	64,165
1	Story Siding	Slab	57.29	-10.00	0.00	83	3,925

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

(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WPP, Standard	7.79	457	3,560
WPP, Standard	28.75	21	604

County Multiplier = 1.38 => Cost New = 111,012

Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 108,792
 ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 1 = 65,275

2017 Est. T.C.V. 009-391-009-00 = 71,495

Est. TCV/Total Floor Area = 59.43, Most recent sale 06/30/2007 for 8,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
38,200	38,200	38,200	27,411	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,500	0	246	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,700	35,700	35,700	27,657	27,657	0

009-391-011-00 2017 Est. T.C.V. ASBURY ARNOLD
 Property Class: 402 N BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS	66.00	158.00	1.0000	1.0000	40	100		2,640
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	2,640

2017 Est. T.C.V. 009-391-011-00 = 2,640

Est. TCV/Total Floor Area = 2.19

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

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	500	0	0	7	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,300	1,300	1,300	807	807	0

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009-391-012-00 2017 Est. T.C.V. PINTRICK RICHARD W & SHARRON J
 Property Class: 401 310 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

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

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Comp.Shingle	38.05	1.24	-6	756	27,977

Other Additions/Adjustments	Rate	Size	Cost
(2) Skirting			
Metal Enamel	5.70	144	821
(9) Foundation			
Foundation Wall: Concrete	6.92	0	0

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

(17) Garages				
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	16.54	660	10,916	
Mechanical Doors	350.00	1	350	

County Multiplier = 1.38 => Cost New = 61,216

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 21,426

Separately Depreciated Items:

(16) Porches				
CCP (1 Story), Standard	22.36	160	3,578	
County Multiplier = 1.38 => Cost New = 4,937				
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 2,222				

Total Depreciated Cost = 23,647
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 9,459

2017 Est. T.C.V. 009-391-012-00 = 10,934

Est. TCV/Total Floor Area = 14.46, Most recent sale 11/01/1997 for 15,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	5,909	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-500	0	0	-409	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,500	5,500	5,500	5,962	5,500	0	

009-392-002-00	2017 Est. T.C.V.	SPENCER SANDRA S
Property Class: 401		292 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate			1000	100	1000	100		1,000
<Site Value A> Base Lot Rate			1000	100	1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres					Total Est. Land Value =			2,000

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	352	71	800
Total Estimated Land Improvements					True Cash Value = 800

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 = 1112 SF Floor Area = 1112 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.16	-8.53	0.00	1112	55,189

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

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

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

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(16) Porches
CCP (1 Story), Standard 26.13 120 3,136
CPP, Standard 25.17 30 755

(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 = 104,357

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 62,614
ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 21,915

2017 Est. T.C.V. 009-392-002-00 = 24,715

Est. TCV/Total Floor Area = 22.23

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
17,400	17,400	17,400	15,590	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,000	0	-3,190	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,400	12,400	12,400	15,730	12,400	0

009-392-003-00 2017 Est. T.C.V. HELSEL JOSHUA D
 Property Class: 401 268 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	7.49	1.00	100	45	337
Total Estimated Land Improvements True Cash Value =					337

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1900

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 504 SF Floor Area = 630 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	67.59	0.00	0.83	504	34,484

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces **Draft Record Card - Printed before March Board of Review**
 Appliance Allowance 1,235.00 1 1,235

County Multiplier = 1.38 => Cost New = 55,943

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 30,769
 ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 10,769

2017 Est. T.C.V. 009-392-003-00 = 13,106
 Est. TCV/Total Floor Area = 20.80, Most recent sale 03/07/2011 for 14,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
9,300	9,300	9,300	7,101	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,700	0	-501	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,600	6,600	6,600	7,164	6,600	0

009-392-005-00 2017 Est. T.C.V. CALE KENNETH P SR & BONNIE
 Property Class: 401 250 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

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 1880

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 576 SF Floor Area = 576 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	55.98	-10.84	0.66	576	26,381

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 WGEF (1 Story), Standard 29.92 192 5,745

County Multiplier = 1.38 => Cost New = 52,689

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 28,979
 ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 10,143

2017 Est. T.C.V. 009-392-005-00 = 12,083

Est. TCV/Total Floor Area = 20.98

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,400	8,400	8,400	6,726	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,400	0	0	-726	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	6,786	6,000	6,000	

009-392-006-00	2017 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors * 6 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS B TYPE	396.00	158.00	1.0000	1.0000	20	100		7,920
396 Actual Front Feet, 1.44 Total Acres	Total Acres			Total Est. Land Value =				7,920

2017 Est. T.C.V. 009-392-006-00 = 7,920
Est. TCV/Total Floor Area = 13.75

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	3,482	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	31	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	3,513	3,513	0	

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009-392-012-00 2017 Est. T.C.V. ERICKSON ROBERT E
 Property Class: 401 328 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1984

(11) Heating System: No Heating/Cooling

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

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

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

Base Cost	15.03	672	10,100
Mechanical Doors	325.00	2	650
No Floor Deduction	-3.00	672	-2,016

County Multiplier = 1.38 => Cost New = 12,053

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 11,450
 ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 1 = 6,870

2017 Est. T.C.V. 009-392-012-00 = 7,870

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
4,400	4,400	4,400	2,648	0.90	
2017 New Eq. Adjustment		Less	Additions	Tax Adjustment	Losses
0	-500	0	0	23	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,900	3,900	3,900	2,671	2,671	2,671

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009-393-001-00 2017 Est. T.C.V. HICKMAN GAY
 Property Class: 401 286 S BAGLEY ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	2,000

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	25	125
Total Estimated Land Improvements True Cash Value =					125

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	28.40	-0.80	0	882	24,343
Other Additions/Adjustments			Rate			Size	Cost
Expando			21.00			192	4,032
Expando			21.00			216	4,536

(9) Foundation
 Foundation Wall: Concrete 7.13 0 0

(13) Plumbing
 Average Fixture(s) 405.00 1 405

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(14) Water/Sewer
 Well, 100 Feet 2425.00 1 2,425
 1000 Gal Septic 2720.00 1 2,720

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

(17) Garages
 Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 9.30 1200 11,160
 Mechanical Doors 325.00 1 325

County Multiplier = 1.38 => Cost New = 70,630

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 24,721
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 9,888

2017 Est. T.C.V. 009-393-001-00 = 12,013
 Est. TCV/Total Floor Area = 13.62

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,100	7,100	7,100	6,986	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,100	0	-986	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,000	6,000	6,000	7,048	6,000	6,000

009-393-003-00 2017 Est. T.C.V. SCHWARTZ JOHN JR
 Property Class: 401 274 S BAGLEY ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	50	SOUTH 1/2	500
99 Actual Front Feet, 0.36 Total Acres Total Est. Land Value =								1,500

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

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

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

Other Additions/Adjustments Rate Size Cost

(9) Foundation							
Foundation Wall: Concrete			7.13			0	0

(13) Plumbing							
Average Fixture(s)			405.00			1	405

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

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

County Multiplier = 1.38 => Cost New = 38,267

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 13,393
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 5,357

2017 Est. T.C.V. 009-393-003-00 = 7,332
 Est. TCV/Total Floor Area = 10.18

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,400	4,400	4,400	4,400	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-700	0	0	-700	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,700	3,700	3,700	4,439	3,700	0	

009-393-005-00	2017 Est. T.C.V.	GIBSON NANCY M & HILL RICHARD
Property Class: 401		250 S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	50	1/2 LOT	500
99 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	1,500

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.2	95	190
Total Estimated Land Improvements True Cash Value =					190

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls D Blt 0

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 576 SF Floor Area = 576 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Basement	58.33	0.00	0.66	576	33,978

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

WGEP (1 Story), Standard	36.82	120	4,418
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(16) Deck/Balcony

Treated Wood, Standard	10.82	40	433
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County Multiplier = 1.38 => Cost New = 61,941

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 37,164
ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 13,008

2017 Est. T.C.V. 009-393-005-00 = 14,698

Est. TCV/Total Floor Area = 25.52

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,400	10,400	10,400	9,476	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,100	0	-2,176	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,300	7,300	7,300	9,561	7,300	7,300	

009-394-001-00 2017 Est. T.C.V. WARREN CATHLEEN
 Property Class: 402 S BAGLEY ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-394-001-00 = 1,000

Est. TCV/Total Floor Area = 1.74, Most recent sale 08/08/2008 for 2,300

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	-300	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
500	500	500	807	500	0	

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009-394-002-00	2017 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS B TYPE	264.00	158.00	1.0000	1.0000	20	100		5,280
264 Actual Front Feet, 0.96 Total Acres							Total Est. Land Value =	5,280

2017 Est. T.C.V. 009-394-002-00 = 5,280

Est. TCV/Total Floor Area = 9.17

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,600	2,600	2,600	2,507	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	22	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,600	2,600	2,600	2,529	2,529	0	

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009-395-001-00 2017 Est. T.C.V. CALE KENNETH P & BONNIE L
 Property Class: 401 250 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.39	1.00	240	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

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

Other Additions/Adjustments Rate Size Cost

(14) Water/Sewer

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

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

Base Cost	17,140	672	11,518
Mechanical Doors	350.00	2	700

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County Multiplier = 1.38 => Cost New = 23,030

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 13,818
 ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 4,836

2017 Est. T.C.V. 009-395-001-00	=	6,311			
Est. TCV/Total Floor Area = 0.00, Most recent sale 03/01/1996 for 1,500					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
4,400	4,400	4,400	4,177	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,200	0	0	-977	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,200	3,200	3,200	4,214	3,200	3,200

009-395-002-00 2017 Est. T.C.V. NYBERG MILES
 Property Class: 402 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-395-002-00 = 1,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
800	800	800	800	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
500	500	500	807	500	0

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009-395-003-00	2017 Est. T.C.V.	MCMASTER NANCY IRENE & MICHAEL A
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-395-003-00 = 1,000
 Est. TCV/Total Floor Area = 0.00, Most recent sale 09/15/2016 for 700

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

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-300	0	-300	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
500	500	500	807	500	0

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009-395-004-00 2017 Est. T.C.V. NYBERG EMIL A
 Property Class: 402 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-395-004-00 = 1,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
800	800	800	800	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
500	500	500	807	500	0

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009-395-005-00	2017 Est. T.C.V.	MCMASTER MICHAEL & NANCY
Property Class: 401		174 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.34	1.00	240	94	1,881
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					2,356

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1986

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 896 SF Floor Area = 896 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	60.71	0.00	0.00	896	54,396

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

(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	6.20	360	2,232
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(17) Basement Garages

Basement Garage: 2 Car	2075.00	1	2,075
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County Multiplier = 1.38 => Cost New = 90,967

Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0, Depr.Cost = 67,316
ECF (424 - JENNINGS RESIDENTIAL) 0.550 => TCV of Bldg: 1 = 37,024

2017 Est. T.C.V. 009-395-005-00 = 40,380

Est. TCV/Total Floor Area = 45.07, Most recent sale 05/04/2005 for 40,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,600	23,600	23,600	16,406	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,400	0	147	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,200	20,200	20,200	16,553	16,553	0	

009-395-006-00	2017 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * 5 LOTS 66' X158' EACH

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS B TYPE	330.00	158.00	1.0000	1.0000	20	100		6,600
330 Actual Front Feet, 1.20 Total Acres							Total Est. Land Value =	6,600

2017 Est. T.C.V. 009-395-006-00	=	6,600			
Est. TCV/Total Floor Area = 7.37					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,300	3,300	3,300	3,009	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	27	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,300	3,300	3,300	3,036	3,036	0

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009-396-001-00	2017 Est. T.C.V.	LIMBERGER TIMOTHY R & KAREN E
Property Class: 401		198 S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors * LOTS 1,2,3 BLK 6

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
198 Actual Front Feet, 0.72 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.24	1.00	160	50	660
Total Estimated Land Improvements True Cash Value =					660

Cost Est. for Res. Bldg: 1 Single Family MANU-NATIONAL Cls D Blt 1993

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

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	48.70	-12.28	0.00	980	35,692

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

3 Fixture Bath	1650.00	1	1,650
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(14) Water/Sewer

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

County Multiplier = 1.38 =>

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Cost New = 37,459

Notes: 1993 COLONY MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0,	Depr.Cost =	44,243
ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 =		17,697

2017 Est. T.C.V. 009-396-001-00 = 21,357

Est. TCV/Total Floor Area = 21.79

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,500	12,500	12,500	9,069	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,800	0	81	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,700	10,700	10,700	9,150	9,150	9,150	

009-396-004-00	2017 Est. T.C.V.	HILL PAMELA J LIVING TRUST
Property Class: 401		186 S CRAPO ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 576 SF Floor Area = 720 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Slab	64.82	-10.84	0.83	576	31,571

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CGEP (1 Story), Standard	42.29	96	4,060
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County Multiplier = 1.38 => Cost New = 57,526

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 34,516
ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 12,080

2017 Est. T.C.V. 009-396-004-00 = 14,050

Est. TCV/Total Floor Area = 19.51

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,800	9,800	9,800	8,763	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,800	0	0	-1,763	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,000	7,000	7,000	8,841	7,000	0	

009-396-005-00	2017 Est. T.C.V.	SMITH TAMMY JO
Property Class: 401		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-396-005-00 = 1,000

Est. TCV/Total Floor Area = 1.39, Most recent sale 12/18/2015 for 8,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	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	
500	500	500	807	500	500	

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009-396-006-00	2017 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres					Total Est.		Land Value =	1,000

2017 Est. T.C.V. 009-396-006-00 = 1,000

Est. TCV/Total Floor Area = 1.39

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	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	
500	500	500	807	500	0	

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009-396-007-00	2017 Est. T.C.V.	HILL PAMELA J LIVING TRUST
Property Class: 402		N BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-396-007-00 = 1,000

Est. TCV/Total Floor Area = 1.39

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	-300	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
500	500	500	807	500		0

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009-396-008-00	2017 Est. T.C.V.	MCMASTER MICHAEL A & NANCY
Property Class: 401		221 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors *		LOTS 8, 9 & 10		Rate	%Adj.	Reason	Value
			Front	Depth						
JENNINGS	77.00	158.00	1.0000	1.0000	40	100				3,080
JENNINGS	77.00	158.00	1.0000	1.0000	40	100				3,080
JENNINGS	77.00	158.00	1.0000	1.0000	40	100				3,080
231 Actual Front Feet, 0.84 Total Acres										Total Est. Land Value = 9,240

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1948

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 846 SF Floor Area = 1058 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.25 Story Siding Basement 58.33 0.00 0.83 846 50,049

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 WCP (1 Story), Standard 35.06 48 1,683

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(16) Deck/Balcony
 Roof Cover Only, Standard 14.30 70 1,001

(17) Garages
 Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 25.94 260 6,744
 Common Wall: 1 Wall -1175.00 1 -1,175

County Multiplier = 1.38 => Cost New = 88,814

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 48,847
 ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 17,097

2017 Est. T.C.V. 009-396-008-00 = 26,337

Est. TCV/Total Floor Area = 24.89

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,300	15,300	15,300	13,569	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,100	0	0	-369	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,200	13,200	13,200	13,691	13,200	13,200	

009-397-001-00 2017 Est. T.C.V. SMITH TAMMY JO
 Property Class: 401 150 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D-10 Blt 1938

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 752 SF Floor Area = 752 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Mich Bsmnt.	48.69	-4.09	0.59	752	33,983

Other Additions/Adjustments	Rate	Size	Cost
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(14) Water/Sewer

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

(16) Porches

CGEP (1 Story), Standard	28.90	224	6,474
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(16) Deck/Balcony

Roof Cover Only, Standard	11.05	144	1,591
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(17) Garages

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

Base Cost	21.05	312	6,568
Mechanical Doors	325.00	1	325

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County Multiplier = 1.38 => Cost New = 73,465

Notes: 2016 REPLACEMENT WINDOWS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 40,406
 ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 14,142

2017 Est. T.C.V. 009-397-001-00 = 15,142

Est. TCV/Total Floor Area = 20.14, Most recent sale 12/18/2015 for 8,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,500	6,500	6,500	6,500	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	0	58	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,600	7,600	7,600	6,558	6,558	6,558	

009-397-002-00	2017 Est. T.C.V.	GETTY DANIEL RUSSELL & DANIEL ROBERT
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-397-002-00 = 1,000

Est. TCV/Total Floor Area = 1.33, Most recent sale 06/01/2002 for 2,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	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	
500	500	500	807	500	0	

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009-397-003-00 2017 Est. T.C.V. GETTY DANIEL RUSSELL & GETTY
Property Class: 401 S CRAPO ST
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wire Mesh, #9	1.84	1.00	150	94	259
Total Estimated Land Improvements True Cash Value =					259

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 0

(11) Heating System: No Heating/Cooling

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost		
Other Additions/Adjustments							Rate	Size	Cost
(14) Water/Sewer									
Well, 50 Feet			1575.00			1	1,575		
Unit-in-Place Cost Items:									
ROOF STRUCT. (SQ FT)			3.97			48	191		
County Multiplier = 1.38 =>							Cost New =	2,436	
Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0,							Depr.Cost =	2,363	

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Separately Depreciated Items:

(17) Garages

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

Base Cost		23.75		240	5,700	
No Floor Deduction		-3.00		240	-720	
County Multiplier = 1.38 =>					Cost New =	6,872
Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,					Depr.Cost =	4,811
Total Depreciated Cost =					7,174	
ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 1 =					4,304	

2017 Est. T.C.V. 009-397-003-00					=	5,563
Est. TCV/Total Floor Area = 0.00, Most recent sale 12/21/2004 for 1,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,200	3,200	3,200	2,648	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-400		0	0	23	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,800	2,800	2,800	2,671	2,671	0	

009-397-004-00	2017 Est. T.C.V.	GETTY DANIEL R & DANIEL ROBERT
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-397-004-00	=	1,000			
Est. TCV/Total Floor Area = 0.00, Most recent sale 11/14/2016 for 1,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
800	800	800	800	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
500	500	500	807	500	0

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009-397-006-00 2017 Est. T.C.V. SHERMAN JESSICA
 Property Class: 401 10131 W LAUREL ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.97	1.00	288	50	1,291
Total Estimated Land Improvements True Cash Value =					1,291

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C-5 Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 748 SF Floor Area = 1122 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	86.39	-10.03	0.00	748	57,117

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Shallow	32.46	42	1,363
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County Multiplier = 1.38 => Cost New = 98,381

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 63,948
 ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV of Bldg: 1 = 31,974

2017 Est. T.C.V. 009-397-006-00 = 35,265

Est. TCV/Total Floor Area = 31.43, Most recent sale 09/30/2016 for 35,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
21,900	21,900	21,900	17,934	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-4,300	0	0	-334	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,600	17,600	17,600	18,095	17,600	17,600

009-397-008-00 2017 Est. T.C.V. ANDRAS DARRON & CARLA
 Property Class: 401 125 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
198 Actual Front Feet, 0.72 Total Acres Total Est. Land Value =								2,000

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	31.49	-0.80	0	672	20,624
Other Additions/Adjustments			Rate		Size	Cost	
Free Standing Roof			4.15		684	2,839	

(9) Foundation
 Foundation Wall: Concrete 7.13 0 0

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

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County Multiplier = 1.38 => Cost New = 38,305
 Notes: 1970 PARKWOOD MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 46/100/100/100/46.0, Depr.Cost = 17,620
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 7,048

2017 Est. T.C.V. 009-397-008-00						=	9,523
Est. TCV/Total Floor Area = 14.17, Most recent sale 03/01/2001 for 20,000							
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
5,700	5,700	5,700	5,493	0.90			
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-900		0	0	-693	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
4,800	4,800	4,800	5,542	4,800	4,800		

009-397-010-00 2017 Est. T.C.V. INDIAN LAKES L C
 Property Class: 402 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	2,000

2017 Est. T.C.V. 009-397-010-00 = 2,000

Est. TCV/Total Floor Area = 2.98

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,500	1,500	1,500	1,469	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	-469	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,000	1,000	1,000	1,482	1,000	0	

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009-397-012-00 2017 Est. T.C.V. SMITH TAMMY JO
 Property Class: 402 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-397-012-00 = 1,000

Est. TCV/Total Floor Area = 1.49

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
800	800	800	800	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
500	500	500	807	500	500

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009-398-001-00	2017 Est. T.C.V.	MCMASTER MICHAEL & NANCY
Property Class: 401		138 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
198 Actual Front Feet, 0.72 Total Acres							Total Est. Land Value =	3,000

2017 Est. T.C.V. 009-398-001-00	=	3,000			
Est. TCV/Total Floor Area = 4.46, Most recent sale 05/01/1997 for 21,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2,300	2,300	2,300	2,206	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-800	0	-706	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	2,225	1,500	0

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009-398-004-00 2017 Est. T.C.V. GREEN JACOB D & JENNIFER L
Property Class: 401 100 S BALDWIN ST
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

		* Factors *	LOTS 3,4&5					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate								
			1000		100			1,000
<Site Value A> Base Lot Rate								
			1000		100			1,000
<Site Value A> Base Lot Rate								
			1000		100			1,000
198 Actual Front Feet, 0.72 Total Acres				Total Est. Land Value =				3,000

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	28.69	-0.80	0	840	23,428

Other Additions/Adjustments Rate Size Cost

(9) Foundation

Foundation Wall: Concrete		7.13		0		0
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(14) Water/Sewer

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

County Multiplier = 1.38 => Cost New = 38,257

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/ 20/100/100/7.0, Depr.Cost = 2,678
ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 1,071

2017 Est. T.C.V. 009-398-004-00 = 4,071

Est. TCV/Total Floor Area = 4.85. Most recent sale 10/01/2006 for 20,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,900	2,900	2,900	2,900	0.90			
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	-900	0	-900	0			
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
2,000	2,000	2,000	2,926	2,000	2,000		

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009-398-006-00	2017 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

		* Factors *		6 LOTS			
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
JENNINGS B TYPE	396.00	158.00	1.0000	1.0000	20	100	7,920
396 Actual Front Feet, 1.44	Total Acres		Total Est.	Land Value =			7,920

2017 Est. T.C.V. 009-398-006-00 = 7,920

Est. TCV/Total Floor Area = 9.43

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	4,000	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	4,036	4,000	0	

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009-399-001-00 2017 Est. T.C.V. INDIAN LAKES L C
 Property Class: 402 S BAGLEY ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS B TYPE	330.00	158.00	1.0000	1.0000	20	100		6,600
330 Actual Front Feet, 1.20 Total Acres							Total Est. Land Value =	6,600

2017 Est. T.C.V. 009-399-001-00 = 6,600

Est. TCV/Total Floor Area = 7.86

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
3,300	3,300	3,300	3,300	0.90

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

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,300	3,300	3,300	3,329	3,300	0

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009-399-002-00	2017 Est. T.C.V.	BAIRD BONNIE & ROMIG GERALD
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-399-002-00	=	1,000			
Est. TCV/Total Floor Area =	1.19				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
800	800	800	800	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
500	500	500	807	500	0

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