

009-400-001-00 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 * LOTS 1, 3 & 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
238 Actual Front Feet, 0.86 Total Acres							Total Est. Land Value =	3,000

2017 Est. T.C.V. 009-400-001-00	=	3,000			
Est. TCV/Total Floor Area =	0.00				
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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009-401-001-00	2017 Est. T.C.V.	THOMPSON RICHARD E &
Property Class: 401		96 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
Fencing: Wd, Solid, 6 ft.	14.18	1.00	24	94	320
Shed: Wood Frame	8.46	1.00	144	94	1,145
Shed: Metal Prefab	8.05	1.00	60	94	454
Total Estimated Land Improvements True Cash Value =					1,919

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D+10 Blt 1927

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1032 SF Floor Area = 1122 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Slab	61.34	-10.32	0.91	360	18,695
1	Story Siding	Crawl Space	52.97	-9.18	0.72	456	20,297
1	Story Siding	Crawl Space	52.97	-9.18	0.72	216	9,614

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	525.00	1	525
(14) Water/Sewer			
Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	1	2,720
(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235
(16) Porches			
WPP, Standard	28.18	20	564

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County Multiplier = 1.38 => Cost New = 77,382

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,	Depr.Cost =	58,037
ECF (424 - JENNINGS RESIDENTIAL)	0.550 => TCV of Bldg: 1 =	31,920

2017 Est. T.C.V. 009-401-001-00 = 35,839

Est. TCV/Total Floor Area = 31.94, Most recent sale 08/23/2006 for 57,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
21,200	21,200	21,200	14,979	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-3,300	0	0	134	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,900	17,900	17,900	15,113	15,113	15,113

009-401-003-00	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 * LOT 8, 9, 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
264 Actual Front Feet, 0.96 Total Acres				Total Acres	Total Est. Land Value =			3,000

2017 Est. T.C.V. 009-401-003-00	=	3,000			
Est. TCV/Total Floor Area =	2.67				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2,300	2,300	2,300	1,957	0.90	
2017 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	-800	0	0	-457	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	1,974	1,500	0

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009-401-010-00 2017 Est. T.C.V. BLACK CHARLES E & EVA R ETAL
 Property Class: 401 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
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 1938

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	52.38	-10.22	-1.89	728	29,317

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 = 48,813

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 26,847
 ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 9,396

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2017 Est. T.C.V. 009-401-010-00							10,396
Est. TCV/Total Floor Area = 14.28							
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
7,400	7,400	7,400	6,521	0.90			
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	-2,200	0	-1,321	0			
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
5,200	5,200	5,200	6,579	5,200	0		

009-402-008-00 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

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
161 Actual Front Feet, 0.58 Total Acres Total Est. Land Value =								2,000

2017 Est. T.C.V. 009-402-008-00	=	2,000			
Est. TCV/Total Floor Area =	2.75				
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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009-402-010-00	2017 Est. T.C.V.	TAYLOR WILLIAM (LE) ETAL
Property Class: 401		10132 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
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 1981

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	49.60	-9.61	0.66	936	38,048

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

WGEP (1 Story), Standard	62.50	40	2,500
WPP, Standard	31.57	15	474

County Multiplier = 1.42 => Cost New = 66,849

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 47,463

Separately Depreciated Items:

(16) Porches

CCP (1 Story), Standard	20.28	208	4,218
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County Multiplier = 1.42 => Cost New = 5,990

Phy/Ab.Phy/Func/Econ/Comb.%Good= 76/100/100/100/76.0, Depr.Cost = 4,552

Total Depreciated Cost = 52,015

ECF (424 - JENNINGS RESIDENTIAL) 0.550 => TCV of Bldg: 1 = 28,608

2017 Est. T.C.V. 009-402-010-00 = 29,608

Est. TCV/Total Floor Area = 31.63

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,400	17,400	17,400	12,126	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,600	0	0	109	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,800	14,800	14,800	12,235	12,235	12,235	

009-411-001-00 2017 Est. T.C.V. ZIEGLER CLYDE D
 Property Class: 402 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

			* Factors *			E1/2 LOT 1		
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base Lot	Rate			1000	50	E 1/2	500
66 Actual Front Feet, 0.12 Total Acres			Total Acres			Total Est. Land Value =		500

2017 Est. T.C.V.	009-411-001-00	=	500		
Est. TCV/Total Floor Area =	0.53				
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	0	-100	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
300	300	300	403	300	300

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009-411-001-50 2017 Est. T.C.V. ZIEGLER CLYDE
 Property Class: 402 W POPLAR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors * W1/2 LOT 1

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	50	W 1/2 LOT 1	500
66 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	500

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

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. 009-411-001-50 = 1,687

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
1,200	1,200	1,200	1,035	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-400	0	-235	0	
2017 Assessed	MBOR	S.E.V.	Capable	Taxable	PRE/MBT
800	800	800	1,044	800	0

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009-411-002-00 2017 Est. T.C.V. ZIEGLER CLYDE D
 Property Class: 401 352 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	2.98	1.00	304	67	607
Total Estimated Land Improvements True Cash Value =					607

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1920

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

Ground Area = Size for Rates = 725 SF Floor Area = 906 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	60.72	0.00	0.00	725	44,022

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

(16) Porches							
WGEP (1 Story), Standard		38.45				112	4,306
CGEP (1 Story), Standard		55.57				48	2,667

(16) Deck/Balcony							
Treated Wood, Standard		7.46				108	806
Treated Wood, Standard		10.82				40	433
Roof Cover Only, Standard		10.55				180	1,899

(17) Garages							
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)							
Base Cost		12.81				960	12,298
Mechanical Doors		325.00				2	650

County Multiplier = 1.38 => Cost New = 100,927

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 55,510
 ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 19,429

2017 Est. T.C.V. 009-411-002-00							=	22,036
Est. TCV/Total Floor Area = 24.32, Most recent sale 04/01/1997 for 38,900								
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
15,600	15,600	15,600	14,062	0.90				
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	-4,600	0	0	-3,062	0			
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
11,000	11,000	11,000	14,188	11,000	11,000			

009-411-004-00	2017 Est. T.C.V.	BAIRD BONNIE &
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. 009-411-004-00 = 1,000

Est. TCV/Total Floor Area = 1.10, Most recent sale 01/15/2015 for 3,000

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	-300	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
500	500	500	807	500		0

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009-411-005-00	2017 Est. T.C.V.	BAIRD BONNIE &
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. 009-411-005-00 = 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	0	-300	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
500	500	500	807	500	0	

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009-411-006-00 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

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
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

2017 Est. T.C.V. 009-411-006-00	=	5,280			
Est. TCV/Total Floor Area =	5.83				
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	1,100	0	13	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,600	2,600	2,600	1,482	1,482	0

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009-411-008-00	2017 Est. T.C.V.	ROMIG GERALD
Property Class: 401		10132 W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * LOTS 8, 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
<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	10.02	1.00	64	50	321
Total Estimated Land Improvements True Cash Value =					321

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1890
 Description of Occupancy: CHURCH

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

Base Rate for Upper Floors = 68.95
 Semi-Finished (No Rates) Basement, Base Rate for Basement = 45.30

(10) Heating system: Forced Air Furnace Cost/SqFt: 0.00 100%
 Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 0.00
 Adjusted Square Foot Cost for Upper Floors = 68.95
 Adjusted Square Foot Cost for Basement = 45.30

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 10 Height per Story Multiplier: 0.695
 Ave. Floor Area: 2,602 Perimeter: 254 Perim. Multiplier: 1.231
 Basement Area: 2,000 Perimeter: 240 Basement Perim. Multiplier: 1.313
 Basement Height: 0 Basement Height Multiplier: 0.650
 Refined Square Foot Cost for Upper Floors: 58.99
 Refined Square Foot Cost for Basement: 38.66

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County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 81.406
 for Basement = 53.353

Total Floor Area: 2,602	Base Cost New of Upper Floors =	211,818
Basement Area: 2,000	Base Cost New of Basement =	106,705
	Reproduction/Replacement Cost =	318,523
Eff.Age:45 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0	Total Depreciated Cost =	111,483

ECF (424 - JENNINGS RESIDENTIAL) 0.300 => TCV of Bldg: 1 = 33,445
 Replacement Cost/Floor Area= 122.41 Est. TCV/Floor Area= 12.85

Total Estimated True Cash Value of Commercial/Industrial Buildings = 33,445

2017 Est. T.C.V. 009-411-008-00	=	36,766			
Est. TCV/Total Floor Area = 14.13, Most recent sale 12/05/2014 for 10,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
17,500	17,500	17,500	15,546	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	900	0	0	139	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
18,400	18,400	18,400	15,685	15,685	0

009-412-001-00	2017 Est. T.C.V.	MOSHER LORI
Property Class: 401		10174 W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors * LOTS 1 & 2

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	95	475
Total Estimated Land Improvements True Cash Value =					475

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	50.84	0.00	0.66	816	42,024

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	67.09	36	2,415
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(16) Deck/Balcony

Treated Wood, Standard	6.28	244	1,532
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County Multiplier = 1.38 => Cost New = 71,797

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 43,078

ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 15,077

2017 Est. T.C.V. 009-412-001-00 = 17,552

Est. TCV/Total Floor Area = 21.51

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,400	12,400	12,400	11,310	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,600	0	-2,510	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,800	8,800	8,800	11,411	8,800	8,800	

009-412-003-00 2017 Est. T.C.V. ERICKSON ROBERT E & ROSE M
 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
	0.00	Total Acres			Total Est.		Land Value =	1,000

2017 Est. T.C.V. 009-412-003-00 = 1,000

Est. TCV/Total Floor Area = 1.23

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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009-412-004-00 2017 Est. T.C.V. ERICKSON ROBERT E & ROSE MARIE
Property Class: 401 328 S BALDWIN ST
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

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 1S Cls D Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1516 SF Floor Area = 1516 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	44.76	0.00	0.66	1516	68,857

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	Rate	Size	Cost
CCP (1 Story), Standard	40.38	40	1,615

County Multiplier = 1.38 => Cost New = 103,178

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 69/100/100/100/69.0, Depr.Cost = 71,193

Separately Depreciated Items:

(16) Porches					
WSEP (1 Story), Standard	23.88	192	4,585		
County Multiplier = 1.38 =>		Cost New =	6,327		
Phy/Ab.Phy/Func/Econ/Comb.%Good= 46/100/100/100/46.0,		Depr.Cost =	2,911		

Total Depreciated Cost = 74,104

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV of Bldg: 1 = 37,052

2017 Est. T.C.V. 009-412-004-00 = 39,677

Est. TCV/Total Floor Area = 26.17

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,900	23,900	23,900	18,240	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,100	0	0	164	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,800	19,800	19,800	18,404	18,404	18,404	

009-412-006-00 2017 Est. T.C.V. MONTAGUE HAROLD J SR & DOROTHY
 Property Class: 401 10208 W POPLAR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors * LOTS 6, 7, 8, 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
<Site Value A> Base Lot Rate					1000	100	SURPLUS 3 LOTS	1,000
330 Actual Front Feet, 1.20 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: 3.5 Concrete	3.44	1.00	160	0	0
Shed: Wood Frame	8.12	1.00	600	93	4,531
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 =					5,481

< 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	38.41	1.24	0	720	28,548

Other Additions/Adjustments	Rate	Size	Cost
Addition/Crawl	37.50	600	22,500

(2) Skirting			
Metal Enamel	5.70	144	821

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(9) Foundation			
Foundation Wall: Concrete	6.92	0	0

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

(16) Porches			
CGEP (1 Story), Standard	70.93	32	2,270

(17) Garages			
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	11.00	864	9,504
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 95,410
 Notes: 2015-00934 AFFMAN

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 33,393
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 13,357

2017 Est. T.C.V. 009-412-006-00				=	21,838
Est. TCV/Total Floor Area = 16.54					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
12,400	12,400	12,400	12,400	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
10,900	10,900	10,900	12,511	10,900	10,900

009-413-001-00	2017 Est. T.C.V.	DAVIS PATRICIA H
Property Class: 401		358 S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * LOTS 1 & 2

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: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Comp.Shingle	31.20	0.42	-5	938	28,196

Other Additions/Adjustments	Rate	Size	Cost
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(2) Skirting			
Metal Enamel	5.60	162	907

(9) Foundation			
Foundation Wall: Concrete	7.28	0	0

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

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

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

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County Multiplier = 1.38 =>	Cost New =	48,436
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Notes: 1986 REDMAN MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,	Depr.Cost =	16,953
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Separately Depreciated Items:

(16) Deck/Balcony			
Pine w/Roof,Standard	24.05	60	1,443
County Multiplier = 1.38 =>	Cost New =	1,991	
Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,	Depr.Cost =	1,494	

	Total Depreciated Cost =	18,446
ECF (424 - JENNINGS RESIDENTIAL)	0.400 => TCV of Bldg: 1 =	7,378

2017 Est. T.C.V. 009-413-001-00	=	9,378
Est. TCV/Total Floor Area = 10.00		

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,600	5,600	5,600	5,600	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-900	0	0	-900	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,700	4,700	4,700	5,650	4,700	0	

009-413-003-00	2017 Est. T.C.V.	STAATS DONALD JAMES
Property Class: 401		340 S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors * LOTS # 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
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	Siding	Comp.Shingle	30.98	0.41	0	1152	36,161

Other Additions/Adjustments Rate Size Cost

(2) Skirting							
Metal Enamel			5.43			144	782

(9) Foundation							
Foundation Wall: Concrete			7.13			0	0

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

County Multiplier = 1.38 => Cost New = 56,909

Notes: 344 DBL

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/ 1/100/100/0.4, Depr.Cost = 199
ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 80

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< Cost Estimates for Res. Building: 2 Mobile Home Class: Low Quality >
(11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	32.45	-0.80	0	576	18,230

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 = 31,085

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 10,880
ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 2 = 4,352

2017 Est. T.C.V. 009-413-003-00							=	6,432
Est. TCV/Total Floor Area = 3.72, Most recent sale 05/01/1996 for 9,000								
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
4,000	4,000	4,000	2,966	0.90				
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	-800	0	0	26	0			
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,200	3,200	3,200	2,992	2,992	0			

009-413-005-00 2017 Est. T.C.V. SCHWARTZ JOHN & GAY
 Property Class: 401 322 S BAGLEY ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors * LOT 5 & 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

< 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	25.40	-0.80	0	1280	31,488

Other Additions/Adjustments Rate Size Cost

(9) Foundation							
Foundation Wall: Concrete			7.13			0	0

(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 = 50,554

Notes: HUD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 17,694
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 7,077

2017 Est. T.C.V. 009-413-005-00 = 9,077

Est. TCV/Total Floor Area = 7.09. Most recent sale 03/08/2014 for 500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,500	5,500	5,500	5,500	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	
4,500	4,500	4,500	5,549	4,500	0	

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009-414-001-00 2017 Est. T.C.V. CAN-KEI LLC
 Property Class: 401 212 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: Metal Prefab	9.16	1.00	40	45	165
Total Estimated Land Improvements True Cash Value =					165

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 924 SF Floor Area = 924 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	60.33	0.00	0.00	924	55,745

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Living Finish	16.50	924	15,246
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
Fireplace: Exterior 1 Story	3450.00	1	3,450

(16) Porches

WCP (1 Story), Standard	29.48	84	2,476
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(16) Deck/Balcony

Treated Wood, Standard	6.69	216	1,445
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County Multiplier = 1.38 => Cost New = 118,097

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 76,763
 ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV of Bldg: 1 = 38,381

2017 Est. T.C.V. 009-414-001-00 = 39,546

Est. TCV/Total Floor Area = 42.80, Most recent sale 12/10/2012 for 25,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,700	23,700	23,700	17,731	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,900	0	159	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,800	19,800	19,800	17,890	17,890	0	

009-414-002-00	2017 Est. T.C.V.	CAN-KEI LLC
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. 009-414-002-00	=	1,000			
Est. TCV/Total Floor Area =	1.08				
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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009-414-003-00 2017 Est. T.C.V. SUNDELL LEON & BONNIE M
 Property Class: 401 9877 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
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
Shed: Metal Prefab	7.34	1.00	120	71	626
Total Estimated Land Improvements True Cash Value =					626

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 = 775 SF Floor Area = 969 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Mich Bsmnt.	59.67	-4.52	0.83	775	43,385

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

CGEP (1 Story), Standard	43.25	90	3,893
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County Multiplier = 1.38 => Cost New = 71,169

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 56/100/100/100/56.0, Depr.Cost = 39,855
 ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 13,949

2017 Est. T.C.V. 009-414-003-00 = 19,855

Est. TCV/Total Floor Area = 20.49, Most recent sale 10/26/2007 for 40,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
12,800	12,800	12,800	12,738	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,900	0	-2,838	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,900	9,900	9,900	12,852	9,900	0

009-414-005-00 2017 Est. T.C.V. SUNDELL LEON & BONNIE M
 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

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

(11) Heating System: No Heating/Cooling

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
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Other Additions/Adjustments	Rate	Size	Cost
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(17) Garages

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

Base Cost	17.50	528	9,240
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 13,717

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 8,230
 ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 2,881

2017 Est. T.C.V. 009-414-005-00 = 3,881

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2,600	2,600	2,600	2,241	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-700	0	-341	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBI
1,900	1,900	1,900	2,261	1,900	0

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009-415-004-00 2017 Est. T.C.V. HELMER JESSE N
 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

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

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 1035 SF Floor Area = 1552 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	61.36	-8.34	-3.74	1035	51,005

Other Additions/Adjustments	Rate	Size	Cost
County Multiplier = 1.38 =>			Cost New = 70,387

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/ 20/100/100/11.0,	Depr.Cost =	7,743
ECF (424 - JENNINGS RESIDENTIAL)	0.350 => TCV of Bldg: 1 =	2,710
20 % Completed => Est. True Cash Value 2017 =		542

2017 Est. T.C.V. 009-415-004-00	=	1,542			
Est. TCV/Total Floor Area =	0.99				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
1,100	1,100	1,100	1,100	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
800	800	800	1,109	800	0

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009-415-005-00	2017 Est. T.C.V.	VANBAR PROPERTY MANAGEMENT LLC
Property Class: 401		9937 W WALNUT ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors * LOT 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
86 Actual Front Feet, 0.31 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	16	71	34
Shed: Wood Frame	7.70	1.00	200	94	1,448
Total Estimated Land Improvements True Cash Value =					1,482

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1890

(11) Heating System: Space Heater

Ground Area = Size for Rates = 980 SF Floor Area = 1172 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	62.09	-8.47	-2.83	384	19,503
1	Story Siding	Crawl Space	48.70	-8.47	-1.89	596	22,851

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	34.96	140	4,894
CGEP (1 Story), Standard	53.65	50	2,683

(17) Garages

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

Base Cost	16.10	572	9,209
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 90,418

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 54,251

ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 18,988

2017 Est. T.C.V. 009-415-005-00 = 22,470

Est. TCV/Total Floor Area = 19.17, Most recent sale 03/13/2007 for 33,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,700	15,700	15,700	14,164	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-4,500	0	-2,964	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,200	11,200	11,200	14,291	11,200	0	

009-415-007-00 2017 Est. T.C.V. RUOFF MARTIN J & REBECCA K
 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
<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. 009-415-007-00	=	2,000			
Est. TCV/Total Floor Area = 1.71, Most recent sale 10/07/2014 for 3,300					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
1,500	1,500	1,500	1,500	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-500	0	0	-500	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,000	1,000	1,000	1,513	1,000	0

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009-415-009-00 2017 Est. T.C.V. BALDWIN VELDA K (LE) &
 Property Class: 401 593 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

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 D Blt 1972

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	48.93	0.00	0.66	960	47,606

Other Additions/Adjustments Rate Size Cost

(13) Plumbing							
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

(16) Porches **Draft Record Card - Printed before March Board of Review**
 CCP (1 Story), Standard 29.27 80 2,342

(17) Garages
 Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 16.05 576 9,245

County Multiplier = 1.38 => Cost New = 89,890

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 63,822
 ECF (424 - JENNINGS RESIDENTIAL) 0.550 => TCV of Bldg: 1 = 35,102

2017 Est. T.C.V. 009-415-009-00 = 37,332

Est. TCV/Total Floor Area = 38.89

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,200	22,200	22,200	15,081	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,500	0	0	135	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,700	18,700	18,700	15,216	15,216	15,216	

009-415-011-00 2017 Est. T.C.V. BURCH RAYMOND
 Property Class: 401 611 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 MANU-BOCA/STATE Cls D Blt 2002

(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	44.77	-7.53	0.66	1512	57,305

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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County Multiplier = 1.38 => Cost New = 90,887

Notes: REDMAN MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good = 80/100/100/100/90-0 Depr. Cost = 81,798
 ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 1 = 49,079

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2017 Est. T.C.V. 009-415-011-00 = 50,079

Est. TCV/Total Floor Area = 33.12

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
21,100	21,100	21,100	16,304	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	0	146	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,000	25,000	25,000	16,450	16,450	16,450	

009-416-006-00 2017 Est. T.C.V. HORN WALLACE
 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
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-416-006-00 = 1,000

Est. TCV/Total Floor Area = 0.66

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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009-416-007-00 2017 Est. T.C.V. HORN WALLACE H
 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	25	PRT OF LOT 6	250
82 Actual Front Feet, 0.31 Total Acres Total Est. Land Value =								1,250

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 1980

(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

(13) Plumbing
 3 Fixture Bath 1650.00 -1 -1,650

(17) Garages
 Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 14.60 720 10,512
 Mechanical Doors 325.00 1 325

County Multiplier = 1.38 => Cost New = 12,678

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 10,142
 ECF (424 - JENNINGS RESIDENTIAL) 0.550 => TCV of Bldg: 1 = 5,578

2017 Est. T.C.V. 009-416-007-00 = 6,828

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	444	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-800	0	3	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,400	3,400	3,400	447	447	0	

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009-416-008-00 2017 Est. T.C.V. FRANK JEFF M
 Property Class: 401 661 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	50	PART OF LOT 9	500
99 Actual Front Feet, 0.38 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	3.20	1.00	480	66	1,014
Total Estimated Land Improvements True Cash Value =					1,014

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1272 SF Floor Area = 1416 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	56.75	0.00	0.00	1272	72,186
1	Story Siding	Overhang	32.23	0.00	0.00	144	4,641

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 CCP (1 Story), Standard 18.21 360 6,556

(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
 Storage area over garage 3.85 528 2,033

County Multiplier = 1.38 => Cost New = 139,164

Phy/Ab.Phy/Func/Econ/Comb.%Good= 66/100/100/100/66.0, Depr.Cost = 91,848
 ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV of Bldg: 1 = 45,924

2017 Est. T.C.V. 009-416-008-00 = 48,438

Est. TCV/Total Floor Area = 34.21, Most recent sale 05/01/2001 for 86,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,000	29,000	29,000	21,400	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,800	0	0	192	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,200	24,200	24,200	21,592	21,592	21,592	

009-416-009-00 2017 Est. T.C.V. ABEL CASEY & JENNIFER
Property Class: 401 681 S LA CHANCE RD
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

		* Factors *		LOT 10 & PRT OF LOT 9			
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	PRT OF LOT 9		500
132 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =							1,500

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.59	1.00	80	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

< Cost 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
Addition/Crawl	30.25	384	11,616
Free Standing Roof	4.15	992	4,117

(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

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(17) Garages

Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	11.59	624	7,232
Mechanical Doors	325.00	1	325
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	20.84	320	6,669
Common Wall: 1 Wall	-975.00	1	-975
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 76,449

Notes: 1966 PARKWOOD MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 26,757
ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 10,703

2017 Est. T.C.V. 009-416-009-00 = 12,678

Est. TCV/Total Floor Area = 11.48, Most recent sale 03/10/2004 for 34,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,300	7,300	7,300	7,300	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	
6,300	6,300	6,300	7,365	6,300	6,300	

009-419-006-00 2017 Est. T.C.V. LAYCOCK DAVID SHIRLEY
 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, 0.00 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
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 = 5,927
 Notes: REMOVED AROUND YEAR 2013

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/ 20/100/100/7.0, Depr.Cost = 415
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 166

2017 Est. T.C.V. 009-419-006-00 = 1,166
 Est. TCV/Total Floor Area = 0.00, Most recent sale 04/27/2005 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	-200	0	0	-200	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
600	600	600	807	600	0

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009-419-007-00 2017 Est. T.C.V. LAYCOCK DAVID SHIRLEY
 Property Class: 401 717 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 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	35.26	-0.80	0	500	17,230

Other Additions/Adjustments	Rate	Size	Cost
Expando	21.00	64	1,344

(9) Foundation				
Foundation Wall: Concrete	7.13	0	0	

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

(16) Deck/Balcony				
Treated Wood,Standard	10.82	40	433	

County Multiplier = 1.38 => Cost New = 32,156

Notes: 1957 NEW MOON

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/ 20/100/100/7.0, Depr.Cost = 2,251
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 900

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2017 Est. T.C.V. 009-419-007-00					=	1,900
Est. TCV/Total Floor Area =	3.80					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,300	1,300	1,300	1,300	0.90		
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-300	0	0	-300	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,000	1,000	1,000	1,311	1,000	0	

009-419-008-00 2017 Est. T.C.V. ANDERSON JULIE K
 Property Class: 401 725 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors * LOT 8,9,10

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
<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	7.13	1.00	288	35	719
Total Estimated Land Improvements True Cash Value =					719

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D-10 Blt 2000

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1144 SF Floor Area = 1144 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	42.43	-7.31	0.59	1144	40,852

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

WSEP (1 Story), Standard	23.13	208	4,811
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(17) Garages

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

Base Cost	11.14	768	8,556
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 86,421

Notes: PATRIOT MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = 74,322
 ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 1 = 44,593

2017 Est. T.C.V. 009-419-008-00 = 48,312

Est. TCV/Total Floor Area = 42.23, Most recent sale 02/23/2010 for 34,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
21,100	21,100	21,100	17,527	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	157	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
24,200	24,200	24,200	17,684	17,684	17,684

009-420-001-00 2017 Est. T.C.V. JENNINGS COMMUNITY CHURCH
 Property Class: 700 696 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
JENNINGS B TYPE	330.00	158.00	1.0000	1.0000	20	100		6,600
JENNINGS B TYPE	158.00	330.00	1.0000	1.0000	20	100		3,160
JENNINGS B TYPE	316.00	330.00	1.0000	1.0000	20	100		6,320
804 Actual Front Feet, 4.79 Total Acres Total Est. Land Value =								16,080

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2013

Description of Occupancy: CHURCH

Costs are taken from the Auditorium cost schedules.

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

Class: S Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 94.45

Adjusted Square Foot Cost for Upper Floors = 94.45

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 12 Height per Story Multiplier: 0.740
 Ave. Floor Area: 9,000 Perimeter: 380 Perim. Multiplier: 1.031
 Refined Square Foot Cost for Upper Floors: 72.06

County Multiplier: 1.36, Final Square Foot Cost for Upper Floors = 98.001

Total Floor Area: 9,000 Base Cost New of Upper Floors = 882,011

Reproduction/Replacement Cost = 882,011

Eff. Age:3 Phy. %Good/Abnr. Phy. /Econ. /Overall %Good: 93 /100/100/100/93.0
 Total Depreciated Cost = 820,270

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ECF (424 - JENNINGS RESIDENTIAL) 0.300 => TCV of Bldg: 1 = 246,081
 Replacement Cost/Floor Area= 98.00 Est. TCV/Floor Area= 27.34

Total Estimated True Cash Value of Commercial/Industrial Buildings = 246,081

2017 Est. T.C.V. 009-420-001-00 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/17/2010 for 25,000

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

009-421-001-00	2017 Est. T.C.V.	MISSAUKEE COUNTY
Property Class: 700		W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE

		* Factors *		ESTIMATED FRONTAGE				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 400/FF	2600.00	1038.74	1.0000	1.0000	400	100		1,040,000
2600 Actual Front Feet, 62.00 Total Acres								Total Est. Land Value = 1,040,000

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2009
 Description of Occupancy: BATH HOUSE

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

Base Rate for Upper Floors = 63.75

Adjusted Square Foot Cost for Upper Floors = 63.75

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 9 Height per Story Multiplier: 0.980
 Ave. Floor Area: 1,073 Perimeter: 0 Perim. Multiplier: 1.000
 Refined Square Foot Cost for Upper Floors: 62.48

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 86.215

Total Floor Area: 1,073 Base Cost New of Upper Floors = 92,509

Reproduction/Replacement Cost = 92,509
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
 Total Depreciated Cost = 88,809

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ECF (402R - CROOKED LAKE RESIDENTIAL) 1.200 => TCV of Bldg: 1 = 106,571
 Replacement Cost/Floor Area= 86.22 Est. TCV/Floor Area= 99.32

Total Estimated True Cash Value of Commercial/Industrial Buildings = 106,571

2017 Est. T.C.V. 009-421-001-00 = 0

Est. TCV/Total Floor Area = 0.00

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

009-430-001-00 2017 Est. T.C.V. DEGRAW RUSTY
 Property Class: 401 6053 JAMES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
101 Actual Front Feet, 0.57 Total Acres					Total Est. Land Value =			7,000

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	72	71	152
Total Estimated Land Improvements True Cash Value =					152

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D Blt 1976

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1081 SF Floor Area = 1081 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	47.70	-8.25	0.66	1081	43,359

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CPP, Standard	26.23	24	630
CPP, Standard	26.23	24	630

(17) Garages

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

Base Cost	14.86	360	5,350
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 76,438

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 49,684
 ECF (430 LAKE ESTATES) 0.700 => TCV of Bldg: 1 = 34,779

2017 Est. T.C.V. 009-430-001-00		=	41,931
Est. TCV/Total Floor Area = 38.79, Most recent sale 10/15/2010 for 29,100			
2016 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
19,600	19,600	19,600	17,600 0.90
2017	New Eq. Adjustment	Loss	Additions Tax Adjustment Losses
0	1,400	0	0 158 0
2017 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
21,000	21,000	21,000	17,758 17,758 17,758

009-430-002-00 2017 Est. T.C.V. ROOT DEAN M
 Property Class: 401 6073 W JAMES DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
101 Actual Front Feet, 0.51 Total Acres					Total Est. Land Value =			7,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.59	1.00	80	88	675
Total Estimated Land Improvements True Cash Value =					675

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D+10 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	Crawl Space	49.57	-8.36	0.72	1456	61,050

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

3 Fixture Bath	1650.00	1	1,650
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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Fireplace: Prefab 1 Story	1330.00	1	1,330
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County Multiplier = 1.38 => Cost New = 92,967

Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0, Depr.Cost = 84,600
 ECF (430 LAKE ESTATES) 0.700 => TCV of Bldg: 1 = 59,220

2017 Est. T.C.V. 009-430-002-00	=	66,895			
Est. TCV/Total Floor Area = 45.94, Most recent sale 03/01/2005 for 4,500					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
31,100	31,100	31,100	26,296	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,300	0	0	236	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
33,400	33,400	33,400	26,532	26,532	0

009-430-003-00 2017 Est. T.C.V. SECRETARY OF HUD
 Property Class: 401 6095 JAMES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
117 Actual Front Feet,	0.55	Total Acres			Total Est.		Land Value =	7,000

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D Blt 1984

(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	43.98	-7.31	0.66	1680	62,714

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	10.82	40	433
Treated Wood,Standard	7.70	96	739
Treated Wood,Standard	15.57	20	311

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County Multiplier = 1.38 => Cost New = 97,904

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 73,428
 ECF (430 LAKE ESTATES) 0.700 => TCV of Bldg: 1 = 51,400

2017 Est. T.C.V. 009-430-003-00 = 58,400

Est. TCV/Total Floor Area = 34.76, Most recent sale 07/01/2002 for 77,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,200	27,200	27,200	24,874	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,000		0	0	223	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,200	29,200	29,200	25,097	25,097	0	

009-430-004-00 2017 Est. T.C.V. BANK OF AMERICA NA
 Property Class: 401 6111 W JAMES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
100 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								7,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.59	1.00	80	51	391
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 =					1,361

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 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	0.66	1352	52,147

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

WCP (1 Story), Standard	35.06	48	1,683
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County Multiplier = 1.38 => Cost New = 83,596

Phy/Ab.Phy/Func/Econ/Comb.%Good= 83/100/100/100/83.0, Depr.Cost = 69,384
 ECF (430 LAKE ESTATES) 0.700 => TCV of Bldg: 1 = 48,569

2017 Est. T.C.V. 009-430-004-00 = 56,930

Est. TCV/Total Floor Area = 42.11, Most recent sale 05/01/2003 for 82,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
26,600	26,600	26,600	24,573	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,900	0	0	221	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,500	28,500	28,500	24,794	24,794	0

009-430-005-00 2017 Est. T.C.V. BANK OF AMERICA NA
 Property Class: 402 W JAMES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
98 Actual Front Feet, 0.44 Total Acres							Total Est. Land Value =	7,000

2017 Est. T.C.V. 009-430-005-00 = 7,000

Est. TCV/Total Floor Area = 5.18

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	2,437	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	21	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	2,458	2,458	0	

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009-430-006-00 2017 Est. T.C.V. ROOT DEAN
 Property Class: 401 6131 JAMES ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
98 Actual Front Feet, 0.44 Total Acres Total Est. Land Value =								7,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.11	1.00	68	50	378
Total Estimated Land Improvements True Cash Value =					378

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls CD Blt 1989

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1084 SF Floor Area = 1084 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.44	0.00	0.00	958	55,986
1	Story Siding	Slab	58.44	-10.26	0.00	126	6,071

Other Additions/Adjustments Rate Size Cost

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

(14) Water/Sewer
 Public Sewer 1025.00 1 1,025
 Well, 100 Feet 2550.00 1 2,550

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

(16) Deck/Balcony
 Treated Wood,Standard 8.47 80 678

County Multiplier = 1.38 => Cost New = 94,328

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 80,179
 ECF (430 LAKE ESTATES) 0.700 => TCV of Bldg: 1 = 56,125

2017 Est. T.C.V. 009-430-006-00 = 63,503
 Est. TCV/Total Floor Area = 58.58, Most recent sale 05/24/2010 for 18,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,600	29,600	29,600	20,841	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	0	187	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,800	31,800	31,800	21,028	21,028	0	

009-430-007-00 2017 Est. T.C.V. NLG ENTERPRISE LLC
Property Class: 401 6175 W JAMES DR
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
98 Actual Front Feet, 0.44 Total Acres					Total Est. Land Value =			7,000

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	47.71	0.00	0.66	1080	52,240

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance			1235.00			1	1,235
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County Multiplier = 1.38 => Cost New = 81,402

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 61,051
ECF (430 LAKE ESTATES) 0.700 => TCV of Bldg: 1 = 42,736

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2017 Est. T.C.V. 009-430-007-00 = 49,736

Est. TCV/Total Floor Area = 46.05, Most recent sale 06/17/2010 for 39,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
23,200	23,200	23,200	20,904	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,700	0	188	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
24,900	24,900	24,900	21,092	21,092	0

009-430-009-00 2017 Est. T.C.V. NEAL CRAIG M
 Property Class: 401 6209 JAMES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors * LOTS 8, 9 &10

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE \$9000					9000	100		9,000
<Site Value A> SITE \$9000					9000	100		9,000
<Site Value B> SITE \$7000					7000	100		7,000
192 Actual Front Feet, 1.13 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: 4in Ren. Conc.	4.21	1.00	1204	0	0
D/W/P: 3.5 Concrete	3.44	1.00	80	0	0
Shed: Wood Frame	11.53	1.00	96	50	554
Shed: Wood Frame	11.19	1.00	112	50	627
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 =					3,556

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls C+10 Blt 1996

(11) Heating System: Forced Heat & Cool
 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	70.19	-9.93	2.11	1352	84,324

Other Additions/Adjustments Rate Size Cost

(1) Exterior **Draft Record Card - Printed before March Board of Review**
 Brick Veneer 8.25 32 264

(9) Basement Finish
 Basement Recreation Finish 11.45 700 8,015

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

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

(15) Built-Ins & Fireplaces
 Appliance Allowance 1915.00 1 1,915
 Fireplace: Direct-Vented Gas 1200.00 1 1,200

(16) Porches
 WCP (1 Story), Standard 24.59 142 3,492
 WGEF (1 Story), Standard 31.99 199 6,366

(16) Deck/Balcony
 Roof Cover Only, Standard 15.55 64 995
 Treated Wood, Standard 7.30 175 1,278
 Treated Wood, Standard 6.83 244 1,667

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 15.04 960 14,438
 Common Wall: 1 Wall -1300.00 1 -1,300
 Automatic Doors 375.00 2 750

County Multiplier = 1.38 => Cost New = 179,987

Parcel Number: 009-430-009-00

Page: 2

Notes: Modular (MRBC)

Phy/Ab.Phy/Func/Econ/Comb.%Good=	85/100/100/100/85.0,	Depr.Cost =	152,989
ECF (430 LAKE ESTATES)	0.700 => TCV of Bldg: 1 =		107,093

2017 Est. T.C.V. 009-430-009-00 = 135,649

Est. TCV/Total Floor Area = 100.33, Most recent sale 10/08/2015 for 140,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
63,600	63,600	63,600	63,600	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,200	0	0	572	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
67,800	67,800	67,800	64,172	64,172	64,172	

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009-430-011-00 2017 Est. T.C.V. BITTEL RAYMOND C
 Property Class: 401 1816 S BARBARA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE \$9000					9000	100		9,000
96 Actual Front Feet, 0.50 Total Acres					Total Est. Land Value =			9,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.05	1.00	70	50	387
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 =					577

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

(11) Heating System: Electric Baseboard, Air Conditioning
 Ground Area = Size for Rates = 1300 SF Floor Area = 1346 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	56.52	0.00	4.35	1300	79,131
1	Story Siding	Overhang	32.11	0.00	0.00	12	385
1	Story Siding	Overhang	32.11	0.00	0.00	34	1,092

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior Brick Veneer	8.00	245	1,960

(9) Basement Finish Basement Recreation Finish	11.25	374	4,208
Walk out Basement Door(s)	700.00	1	700

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

(14) Water/Sewer Public Sewer	1025.00	1	1,025
Well, 100 Feet	2550.00	1	2,550

(15) Built-Ins & Fireplaces Appliance Allowance	1415.00	1	1,415
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(16) Porches WPP, Standard	9.04	286	2,585
WPP, Standard	35.15	12	422

(17) Basement Garages Basement Garage: 1 Car	1525.00	1	1,525
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 137,038

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 82,223
 ECF (430 LAKE ESTATES) 0.900 => TCV of Bldg: 1 = 74,000

2017 Est. T.C.V. 009-430-011-00 = 83,577

Est. TCV/Total Floor Area = 62.09

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
41,500	41,500	41,500	33,705	0.90
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	303	0

Parcel Number: 009-430-011-00

Page: 2

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,800	41,800	41,800	34,008	34,008	34,008

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009-430-012-00 2017 Est. T.C.V. BITTELL RAYMOND & CAROL
 Property Class: 401 S BARBARA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE		\$9000			9000	100		9,000
90 Actual Front Feet, 0.47 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: 3.5 Concrete	3.20	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 1994

(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	11.14	768	8,556
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 12,290

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 11,429
 ECF (430 LAKE ESTATES) 0.900 => TCV of Bldg: 1 = 10,286

2017 Est. T.C.V. 009-430-012-00 = 19,761

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,800	9,800	9,800	6,568	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	100	0	0	59	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,900	9,900	9,900	6,627	6,627	6,627	

009-430-013-00 2017 Est. T.C.V. REDMAN ROBERT L & SHAWN
 Property Class: 401 1796 BARBARA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE		\$9000			9000	100		9,000
90 Actual Front Feet, 0.47 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: 3.5 Concrete	3.44	1.00	408	0	0
D/W/P: Asphalt Paving	1.61	1.00	300	0	0
Shed: Wood Frame	12.07	1.00	80	71	686
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					1,636

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1272 SF Floor Area = 1272 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	64.42	0.00	0.00	1080	69,574
1	Story Siding	Crawl Space	64.42	-9.17	0.00	192	10,608

Other Additions/Adjustments Rate Size Cost

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

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(14) Water/Sewer

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

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

(16) Porches
 CCP (1 Story), Standard 29.85 100 2,985

(16) Deck/Balcony
 Treated Wood,Standard 7.53 144 1,084

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

Base Cost	16.54	784	12,967
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 142,423

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 99,696

Separately Depreciated Items:

Square footage # 2 is depreciated at 88 %Good...	Base Cost Was =	10,608
County Multiplier = 1.38 =>	Cost New =	14,639
Phy/Ab.+hy/Func/Econ/Comb.%Good= 18/100/100/100/18.0,	Depr.Cost =	2,635
ECF (430 LAKE ESTATES) 0.900 => TCV of Bldg: 1 =		92,098

2017 Est. T.C.V. 009-430-013-00 = 102,734
 Est. TCV/Total Floor Area = 80.77
 2016 Assessed MBOR S.E.V. Base for Cap C.P.I.

Parcel Number: 009-430-013-00

Page: 2

	51,000	51,000	51,000	41,984	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	400	0	0	377	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	51,400	51,400	51,400	42,361	42,361	42,361

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009-430-014-00	2017 Est. T.C.V.	REDMAN ROBERT L & SHAWN A
Property Class: 402		BARBARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE		\$9000			9000	100		9,000
90 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	9,000

2017 Est. T.C.V. 009-430-014-00 = 9,000

Est. TCV/Total Floor Area = 7.08

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
4,500	4,500	4,500	1,965	0.90

2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	17	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,500	4,500	4,500	1,982	1,982	1,982

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009-430-015-00 2017 Est. T.C.V. REINKE FREDERICK C
 Property Class: 401 1746 BARBARA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE		\$9000			9000	100		9,000
100 Actual Front Feet, 0.52 Total Acres					Total Est. Land Value =			9,000

Land Improvement Cost Estimates
 Land Improvment Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.59	1.00	80	94	721
Shed: Wood Frame	7.13	1.00	288	94	1,930
Total Estimated Land Improvements True Cash Value =					2,651

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D Blt 1979

(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

(13) Plumbing

Average Fixture(s)	525.00	1	525
2 Fixture Bath	1100.00	1	1,100

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	24.21	128	3,099
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(17) Garages

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

Base Cost	17.65	576	10,166
Common Wall: 1 Wall	-1175.00	1	-1,175
Automatic Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 103,624

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 72,537
 ECF (430 LAKE ESTATES) 0.700 => TCV of Bldg: 1 = 50,776

2017 Est. T.C.V. 009-430-015-00 = 62,427

Est. TCV/Total Floor Area = 42.88

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,200	29,200	29,200	27,181	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,000	0	244	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,200	31,200	31,200	27,425	27,425	27,425	

009-430-017-00	2017 Est. T.C.V.	MOSHER DALE G
Property Class: 401		1696 BARBARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE	\$9000				9000	100		9,000
<Site Value A> SITE	\$9000				9000	100		9,000
200 Actual Front Feet, 1.04 Total Acres Total Est. Land Value =								18,000

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	630	50	1,084
Shed: Metal Prefab	9.21	1.00	84	50	387
Total Estimated Land Improvements True Cash Value =					1,471

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	62.31	0.00	0.00	1144	71,283

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish			
Basement Living Finish	17.25	689	11,885

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

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

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

(16) Deck/Balcony			
Treated Wood w/Roof,Standard	24.50	80	1,960
Treated Wood w/Roof,Standard	24.50	64	1,568

(16) Breezeways			
Frame Wall,Finished	27.75	128	3,552

(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	16.09	832	13,387
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 153,072

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,	Depr.Cost =	99,497
ECF (430 LAKE ESTATES)	0.900 => TCV of Bldg: 1 =	89,547

2017 Est. T.C.V. 009-430-017-00 = 109,018

Est. TCV/Total Floor Area = 95.30

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
49,700	49,700	49,700	43,440	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
4,500	300	0	0	2,355	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
54,500	54,500	54,500	43,830	43,830	43,830

009-430-018-00 2017 Est. T.C.V. MCNEILLY EDWIN L TRUSTEE
 Property Class: 401 BARBARA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE		\$9000			9000	100		9,000
66 Actual Front Feet, 0.40 Total Acres					Total Est. Land Value =			9,000

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

(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	12.02	768	9,231
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 13,257

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 12,594
 ECF (430 LAKE ESTATES) 0.900 => TCV of Bldg: 1 = 11,335

2017 Est. T.C.V. 009-430-018-00 = 20,335

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/01/1997 for 11,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
10,100	10,100	10,100	7,535	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	67	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBI
10,200	10,200	10,200	7,602	7,602	0

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009-430-019-00 2017 Est. T.C.V. TROON ROBERT L
 Property Class: 401 6222 W CHARLES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE		\$9000			9000	100		9,000
66 Actual Front Feet, 0.38 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.	3.39	1.00	850	0	0
D/W/P: Asphalt Paving	1.42	1.00	400	0	0
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	50	500
Total Estimated Land Improvements True Cash Value =					780

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D Blt 1989

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1680 SF Floor Area = 1680 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 43.98 -7.31 0.66 1680 62,714

Other Additions/Adjustments Rate Size Cost

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

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

(15) Built-Ins & Fireplaces
 Appliance Allowance 1235.00 1 1,235
 Fireplace: Prefab 1 Story 1330.00 1 1,330

(16) Deck/Balcony
 Treated Wood,Standard 8.08 80 646
 Treated Wood,Standard 8.08 80 646

(17) Garages
 Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 18.75 504 9,450
 Common Wall: 1 Wall -1175.00 1 -1,175
 Mechanical Doors 325.00 1 325

County Multiplier = 1.38 => Cost New = 111,344

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 83,508
 ECF (430 LAKE ESTATES) 0.700 => TCV of Bldg: 1 = 58,456

2017 Est. T.C.V. 009-430-019-00 = 68,236

Est. TCV/Total Floor Area = 40.62, Most recent sale 05/26/2010 for 60,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,300	33,300	33,300	30,792	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	800	0	0	277	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
34,100	34,100	34,100	31,069	31,069	31,069

009-430-020-00 2017 Est. T.C.V. SCHULTZ DERRICK S & ROSE MARIE
 Property Class: 401 6216 W CHARLES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE					9000	100		9,000
100 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	9,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Solid, 6 ft.	16.41	1.00	10	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 1974

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	70.32	-10.22	0.00	1020	61,302

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

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

Treated Wood, Standard	7.43	153	1,137
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(17) Garages

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

Base Cost	25.85	240	6,204
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 104,231

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 72,962
 ECF (430 LAKE ESTATES) 0.900 => TCV of Bldg: 1 = 65,666

2017 Est. T.C.V. 009-430-020-00 = 75,636

Est. TCV/Total Floor Area = 74.15, Most recent sale 08/23/2004 for 10,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,600	37,600	37,600	27,459	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	247	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,800	37,800	37,800	27,706	27,706	0	

009-430-021-00	2017 Est. T.C.V.	SCHULTZ DERRICK S & ROSE M
Property Class: 402		W CHARLES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE		\$9000			9000	100		9,000
100 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	9,000

2017 Est. T.C.V. 009-430-021-00 = 9,000

Est. TCV/Total Floor Area = 8.82, Most recent sale 08/17/2015 for 2,536

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
4,500	4,500	4,500	4,500	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
4,500	4,500	4,500	4,540	4,500	0

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009-430-022-00 2017 Est. T.C.V. SWAFFER JEAN B
 Property Class: 401 6194 W CHARLES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE		\$9000			9000	100		9,000
100 Actual Front Feet, 0.46 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: 3.5 Concrete	3.44	1.00	265	71	647
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					3,147

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.75	-9.27	0.00	1008	54,916

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(17) Garages

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

Base Cost	20.83	484	10,082
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 100,098

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 70,068
 ECF (430 LAKE ESTATES) 0.900 => TCV of Bldg: 1 = 63,062

2017 Est. T.C.V. 009-430-022-00 = 75,209

Est. TCV/Total Floor Area = 74.61, Most recent sale 07/01/2016 for 75,700

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
37,400	37,400	37,400	31,284	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	6,316	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
37,600	37,600	37,600	31,565	37,600	37,600

009-430-023-00 2017 Est. T.C.V. PSAROS GREGORY & SHELLY
 Property Class: 402 W CHARLES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE		\$9000			9000	100		9,000
100 Actual Front Feet, 0.45 Total Acres							Total Est. Land Value =	9,000

2017 Est. T.C.V. 009-430-023-00 = 9,000

Est. TCV/Total Floor Area = 8.93, Most recent sale 12/16/2011 for 39,950

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
4,500	4,500	4,500	4,500	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
4,500	4,500	4,500	4,540	4,500	4,500

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009-430-024-00	2017 Est. T.C.V.	SWAFFER JEAN B
Property Class: 401		6114 CHARLES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors * LOT 24 & 25

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE	\$9000		9000	100	LOT 24			9,000
<Site Value A> SITE	\$9000		9000	100	LOT 25			9,000
220 Actual Front Feet, 0.98 Total Acres Total Est. Land Value =								18,000

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	1242	0	0
Fencing: Wd, Solid, 6 ft.	16.41	1.00	40	0	0
Shed: Wood Frame	10.92	1.00	128	94	1,314

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					3,689

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C+5 Blt 1988

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 952 SF Floor Area = 1666 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75 Story	Siding	Crawl Space	103.51	-10.40	0.00	952	88,641

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

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	8.82	80	706
Treated Wood,Standard	14.15	25	354

(17) Garages

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

Base Cost	19.20	576	11,059
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 150,104

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 120,083

ECF (430 LAKE ESTATES) 0.900 => TCV of Bldg: 1 = 108,075

2017 Est. T.C.V. 009-430-024-00 = 129,764

Est. TCV/Total Floor Area = 77.89

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
64,500	64,500	64,500	52,864	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	400	0	0	475	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
64,900	64,900	64,900	53,339	53,339	0

009-430-026-00 2017 Est. T.C.V. STILLMAN ALAN F & LINDA
Property Class: 401 6060 W CHARLES DR
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE		\$9000			9000	100		9,000
116 Actual Front Feet, 0.51 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: Asphalt Paving	1.42	1.00	1248	67	1,187
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					3,687

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D Blt 1989

(11) Heating System: Forced Hot Water

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	45.71	-7.77	1.51	1344	53,021

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: Direct-Vented Gas	725.00	1	725

(16) Deck/Balcony

Treated Wood, Standard	12.95	25	324
Treated Wood, Standard	7.70	96	739

(17) Garages

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

Base Cost	20.05	480	9,624
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 98,746

Notes: SCHULTZ HOMES

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 74,059
ECF (430 LAKE ESTATES) 0.700 => TCV of Bldg: 1 = 51,841

2017 Est. T.C.V. 009-430-026-00 = 64,528

Est. TCV/Total Floor Area = 48.01, Most recent sale 10/01/2012 for 58,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
30,200	30,200	30,200	28,786	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,100	0	0	259	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,300	32,300	32,300	29,045	29,045	0

009-430-027-00	2017 Est. T.C.V.	DUVALL NORMA J
Property Class: 401		6050 W CHARLES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE		\$9000			9000	100		9,000
66 Actual Front Feet,	0.33	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: 3.5 Concrete	3.44	1.00	672	71	1,641
Total Estimated Land Improvements True Cash Value =					1,641

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	67.78	0.00	0.00	960	65,069

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	35.60	60	2,136
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(17) Garages

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

Base Cost	17.55	576	10,109
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 118,405

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 82,883
ECF (430 LAKE ESTATES) 0.900 => TCV of Bldg: 1 = 74,595

2017 Est. T.C.V. 009-430-027-00 = 85,236

Est. TCV/Total Floor Area = 88.79

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,300	42,300	42,300	34,084	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	0	306	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,600	42,600	42,600	34,390	34,390	34,390	

009-430-028-00 2017 Est. T.C.V. HUTCHINSON CARL W & CARMEN M &
 Property Class: 401 1693 S KATHLEEN DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE					7000	100		7,000
66 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	7,000

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	3100	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 MANU-BOCA/STATE Cls D Blt 1989

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	45.83	-7.80	2.59	1104	44,844
1	Story Siding	Crawl Space	45.83	-7.80	2.59	221	8,977

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

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

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(16) Porches

WCP (1 Story), Standard	20.67	180	3,721
WCP (1 Story), Standard	21.77	156	3,396
CCP (1 Story), Standard	17.30	372	6,436
WPP, Standard	15.87	64	1,016

(16) Deck/Balcony

Treated Wood, Standard	6.30	240	1,512
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(17) Garages

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

Base Cost	16.37	672	11,001
Automatic Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 119,493

Notes: 1989 FAIRMONT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,	Depr.Cost =	83,645
ECF (430 LAKE ESTATES)	0.700 => TCV of Bldg: 1 =	58,552

2017 Est. T.C.V. 009-430-028-00 = 67,927

Est. TCV/Total Floor Area = 51.27

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
31,700	31,700	31,700	23,509	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,300	0	0	211	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
34,000	34,000	34,000	23,720	23,720	0

009-430-029-00 2017 Est. T.C.V. EMOND WILFRED & PATSY
 Property Class: 401 1707 S KATHLEEN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
93 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								7,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.48	1.00	225	71	1,515
Total Estimated Land Improvements True Cash Value =					1,515

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1938

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1224 SF Floor Area = 1224 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.82	-9.27	0.00	1224	67,993

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	7.39	160	1,182
Treated Wood,Standard	14.15	25	354

County Multiplier = 1.38 => Cost New = 113,631

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 68,179

Separately Depreciated Items:

Square footage # 1 is depreciated at 46 %Good...	Base Cost Was =	67,993
County Multiplier = 1.38 =>	Cost New =	93,831
Phy/Ab.Phy/Func/Econ/Comb.%Good=-14/100/100/100/-14.0,	Depr.Cost =	-13,136
ECF (430 LAKE ESTATES) 0.900 => TCV of Bldg: 1 =		49,538

2017 Est. T.C.V. 009-430-029-00 = 58,053

Est. TCV/Total Floor Area = 47.43

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
28,800	28,800	28,800	24,048	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	216	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
29,000	29,000	29,000	24,264	24,264	0

009-430-030-00 2017 Est. T.C.V. HALL JENNIFER L
 Property Class: 401 1725 S KATHLEEN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
93 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								7,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1925

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1404 SF Floor Area = 1638 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	52.49	0.00	0.83	936	49,908
1	Story Siding	Crawl Space	45.31	-7.68	0.66	468	17,920

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
2 Fixture Bath	1100.00	1	1,100

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CCP (1 Story), Standard	20.28	208	4,218
CGEP (1 Story), Standard	47.25	70	3,308

(17) Garages

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

Base Cost	23.51	315	7,406
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 123,207

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 67,764
 ECF (430 LAKE ESTATES) 0.900 => TCV of Bldg: 1 = 60,988

2017 Est. T.C.V. 009-430-030-00 = 68,958

Est. TCV/Total Floor Area = 42.10, Most recent sale 09/28/2010 for 51,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
34,300	34,300	34,300	28,161	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	253	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
34,500	34,500	34,500	28,414	28,414	28,414

009-430-031-00 2017 Est. T.C.V. ANDRASH STEPHEN & PATRICIA
Property Class: 201 1748 S MOREY RD
Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M-55/66 \$300	94.00	183.00	1.0000	0.0000	300	100*		0
COMMERCIAL \$1/SQFT		0.40 Acres			43560	100		17,206
* denotes lines that do not contribute to the total acreage calculation.								
94 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								17,206

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value	
Commercial/Industrial Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
PAVING	1.00	1.00	5000.0	88	100	4,400
Total Estimated Land Improvements True Cash Value =						4,400

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1969
Description of Occupancy: CAL 140

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

Base Rate for Upper Floors = 73.65

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

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1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.900
Ave. Floor Area: 864 Perimeter: 120 Perim. Multiplier: 1.232
Refined Square Foot Cost for Upper Floors: 80.00

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 110.400

Total Floor Area: 864 Base Cost New of Upper Floors = 95,386

Reproduction/Replacement Cost = 95,386
Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 50 /100/100/100/50.0
Total Depreciated Cost = 47,693

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 1 = 46,739
Replacement Cost/Floor Area= 110.40 Est. TCV/Floor Area= 54.10

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1969
Description of Occupancy: CAL 174

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

Base Rate for Upper Floors = 9.75

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 9.75

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.960
Ave. Floor Area: 735 Perimeter: 735 Perim. Multiplier: 3.402
Refined Square Foot Cost for Upper Floors: 31.84

Parcel Number: 009-430-031-00 Page: 2

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 43.943

Total Floor Area: 735 Base Cost New of Upper Floors = 32,298

Reproduction/Replacement Cost = 32,298

Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 55 /100/100/100/55.0

Total Depreciated Cost = 17,764

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 2 = 17,409

Replacement Cost/Floor Area= 43.94 Est. TCV/Floor Area= 23.69

Total Estimated True Cash Value of Commercial/Industrial Buildings = 64,148

2017 Est. T.C.V. 009-430-031-00 = 85,754

Est. TCV/Total Floor Area = 53.63, Most recent sale 10/01/1995 for 25,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,700	38,700	38,700	22,636	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,200	0	0	203	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,900	42,900	42,900	22,839	22,839	0	

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009-430-032-00 2017 Est. T.C.V. STANLEY LAURA
 Property Class: 401 6068 W JAMES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE					7000	100		7,000
132 Actual Front Feet, 0.36 Total Acres					Total Est. Land Value =			7,000

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	192	0	0
D/W/P: Asphalt Paving	1.42	1.00	1200	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					970

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1991

(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 Basement 48.38 0.00 0.66 1008 49,432

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 525.00 1 525
 2 Fixture Bath 1100.00 1 1,100

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

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

(17) Garages
 Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 21.35 384 8,198
 Common Wall: 1 Wall -1175.00 1 -1,175
 Mechanical Doors 325.00 1 325

County Multiplier = 1.38 => Cost New = 86,909

Phy/Ab.Phy/Func/Econ/Comb.%Good= 79/100/100/100/79.0, Depr.Cost = 68,658
 ECF (430 LAKE ESTATES) 0.900 => TCV of Bldg: 1 = 61,792

2017 Est. T.C.V. 009-430-032-00 = 69,762
 Est. TCV/Total Floor Area = 69.21, Most recent sale 06/29/2010 for 57,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
34,700	34,700	34,700	29,817	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	268	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
34,900	34,900	34,900	30,085	30,085	30,085

009-430-033-00 2017 Est. T.C.V. ROOT DEAN M
 Property Class: 401 W JAMES DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE					7000	100		7,000
111 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.42	1.00	480	0	0
Shed: Wood Frame	9.59	1.00	80	25	192
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 =					667

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

(11) Heating System: Forced Air w/o Ducts
 Ground Area = Size for Rates = 1568 SF Floor Area = 1568 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 44.49 -7.45 0.00 1568 58,079

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
 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

County Multiplier = 1.38 => Cost New = 89,459
 Notes: 1996 PATRIOT
 2014 REROOF

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 76,041
 ECF (430 LAKE ESTATES) 0.700 => TCV of Bldg: 1 = 53,228

2017 Est. T.C.V. 009-430-033-00								=	60,895
Est. TCV/Total Floor Area = 38.84, Most recent sale 03/16/2005 for 4,500									
2016 Assessed	MBOR	S.E.V.	Base for Cap		C.P.I.				
28,400	28,400	28,400	26,278		0.90				
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	2,000		0	0	236	0			
2017 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT		
30,400	30,400	30,400	26,514		26,514		0		

009-430-034-00	2017 Est. T.C.V.	HEATER WARREN J & SHARON E
Property Class: 402		JAMES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	7,000

2017 Est. T.C.V. 009-430-034-00	=	7,000			
Est. TCV/Total Floor Area = 4.46, Most recent sale 08/01/1999 for 66,900					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,500	3,500	3,500	2,877	0.90	
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	25	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,500	3,500	3,500	2,902	2,902	2,902

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009-430-035-00 2017 Est. T.C.V. HEATER WARREN J & SHARON E
 Property Class: 401 6110 JAMES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE					7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	980	0	0
Shed: Wood Frame	9.49	1.00	224	71	1,510
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 =					1,985

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

(11) Heating System: Electric Baseboard

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	62.56	0.00	-0.26	1120	69,776

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

(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CPP, Standard	34.45	16	551
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(16) Deck/Balcony

Treated Wood, Standard	7.53	144	1,084
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(17) Garages

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

Base Cost	18.85	600	11,310
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 122,935

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 79,908
 ECF (430 LAKE ESTATES) 0.900 => TCV of Bldg: 1 = 71,917

2017 Est. T.C.V. 009-430-035-00 = 80,902

Est. TCV/Total Floor Area = 72.23

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,200	40,200	40,200	33,119	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	298	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,500	40,500	40,500	33,417	33,417	33,417

009-430-036-00 2017 Est. T.C.V. HEATER WARREN J & SHARON E
 Property Class: 401 JAMES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								7,000

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	320	99	944
Total Estimated Land Improvements True Cash Value =					944

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 2009

(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: 42 Inch (Unfinished)

Base Cost	13.35	1200	16,020
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 22,556

Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Depr.Cost = 21,879
 ECF (430 LAKE ESTATES) 0.900 => TCV of Bldg: 1 = 19,691

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2017 Est. T.C.V. 009-430-036-00							27,635
Est. TCV/Total Floor Area =	0.00						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
13,700	13,700	13,700	12,319	0.90			
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	100	0	110	0			
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
13,800	13,800	13,800	12,429	12,429	12,429		

009-430-037-00 2017 Est. T.C.V. SHEIDLER DONALD B & JUNE A
 Property Class: 401 6172 JAMES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	7,000

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	80	94	224
Total Estimated Land Improvements True Cash Value =					224

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

(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	Basement	52.24	0.00	0.72	1104	58,468

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1,235.00	1	1,235
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(17) Garages

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

Base Cost	21.35	384	8,198
Common Wall: 1 Wall	-1175.00	1	-1,175
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 97,860

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost = 80,245
 ECF (430 LAKE ESTATES) 0.900 => TCV of Bldg: 1 = 72,221

2017 Est. T.C.V. 009-430-037-00 = 79,445

Est. TCV/Total Floor Area = 71.96

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,500	39,500	39,500	33,855	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	304	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,700	39,700	39,700	34,159	34,159	34,159	

009-430-038-00 2017 Est. T.C.V. SHEIDLER DONALD B & JUNE A
 Property Class: 401 JAMES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	7,000

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

(11) Heating System: No Heating/Cooling

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
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Other Additions/Adjustments	Rate	Size	Cost
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(17) Garages

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

Base Cost	15.09	384	5,795
Mechanical Doors	350.00	1	350
No Floor Deduction	-3.10	384	-1,190

County Multiplier = 1.38 => Cost New = 6,837

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 6,495
 ECF (430 LAKE ESTATES) 0.900 => TCV of Bldg: 1 = 5,845

2017 Est. T.C.V. 009-430-038-00 = 12,845

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
6,400	6,400	6,400	4,769	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	42	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,400	6,400	6,400	4,811	4,811	4,811

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009-430-039-00 2017 Est. T.C.V. WEATHERBY ROBERT L & JOAN L
 Property Class: 401 1795 S BARBARA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres					Total Est. Land Value =			7,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	60	0	0
D/W/P: 4in Concrete	3.12	1.00	240	0	0
Shed: Wood Frame	7.70	1.00	200	50	770
Shed: Wood Frame	9.06	1.00	100	50	453
Total Estimated Land Improvements True Cash Value =					1,223

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D Blt 1989

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1120 SF Floor Area = 1120 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 47.35 -8.17 0.66 1120 44,621

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 525.00 1 525
 2 Fixture Bath 1100.00 1 1,100

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

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

(16) Porches
 CPP, Standard 26.23 24 630

(16) Deck/Balcony
 Treated Wood,Standard 6.14 288 1,768
 Roof Cover Only,Standard 16.60 57 946

(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 = 88,398

Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0, Depr.Cost = 68,067
 ECF (430 LAKE ESTATES) 0.700 => TCV of Bldg: 1 = 47,647

2017 Est. T.C.V. 009-430-039-00 = 55,870

Est. TCV/Total Floor Area = 49.88

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
25,100	25,100	25,100	22,476	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
100	2,700	0	100	202	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
27,900	27,900	27,900	22,778	22,778	22,778

009-430-040-00 2017 Est. T.C.V. WEATHERBY ROBERT L & JOAN L
 Property Class: 401 BARBARA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres					Total Est. Land Value =			7,000

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
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Other Additions/Adjustments	Rate	Size	Cost
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(17) Garages

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

Base Cost	10.69	896	9,578
Mechanical Doors	325.00	2	650

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

Base Cost	12.70	512	6,502
Common Wall: 1 Wall	-731.25	1	-731
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 22,528

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 19,149

ECF (430 LAKE ESTATES) 0.900 => TCV of Bldg: 1 = 17,234

2017 Est. T.C.V. 009-430-040-00 = 24,234

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,100	12,100	12,100	10,674	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	96	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,100	12,100	12,100	10,770	10,770	10,770	

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009-430-041-00 2017 Est. T.C.V. BEECRAFT WILLIAM & NANCY
 Property Class: 401 6145 DONALD DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE					7000	100		7,000
120 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.02	1.00	64	85	545
Total Estimated Land Improvements True Cash Value =					545

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D+10 Blt 1995

(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	Crawl Space	51.11	-8.76	0.72	1232	53,062

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

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

(15) Built-Ins & Fireplaces **Draft Record Card - Printed before March Board of Review**
 Appliance Allowance 1235.00 1 1,235

(16) Porches

WPP, Standard	11.34	140	1,588
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County Multiplier = 1.38 => Cost New = 84,728

Notes: MODULAR-Fleetwood 112B452648J

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 72,018
 ECF (430 LAKE ESTATES) 0.700 => TCV of Bldg: 1 = 50,413

2017 Est. T.C.V. 009-430-041-00 = 57,958

Est. TCV/Total Floor Area = 47.04, Most recent sale 09/24/2007 for 37,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,000	27,000	27,000	24,974	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	0	224	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,000	29,000	29,000	25,198	25,198	0	

009-430-042-00	2017 Est. T.C.V.	COVENANT CAPITAL INC
Property Class: 401		6111 W DONALD DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors * LOTS 42 & 43

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	\$7000		7000		100			7,000
<Site Value C> SITE	\$3000		3000		100		LOT 42 EXT W20'	3,000
180 Actual Front Feet, 0.62 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.14	1.00	168	89	1,216
Total Estimated Land Improvements True Cash Value =					1,216

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

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

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	43.98	-7.31	0.00	1680	61,606

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

County Multiplier = 1.38 => Cost New = 95,638

Notes: HUD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/100/100/100/72.0,	Depr.Cost =	68,859
ECF (430 LAKE ESTATES)	0.650 => TCV of Bldg: 1 =	44,758

2017 Est. T.C.V. 009-430-042-00	=	55,974			
Est. TCV/Total Floor Area = 33.32, Most recent sale 04/01/1996 for 2,600					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
30,300	25,000	25,000	25,000	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,000	0	0	225	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,000	28,000	28,000	25,225	25,225	0

009-430-044-00 2017 Est. T.C.V. HUTCHINSON CARL &
 Property Class: 402 W DONALD DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE		\$9000			9000	100		9,000
240 Actual Front Feet, 0.83 Total Acres							Total Est. Land Value =	9,000

2017 Est. T.C.V. 009-430-044-00 = 9,000

Est. TCV/Total Floor Area = 5.36

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,500	1,500	1,500	1,500	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,000	0	0	13	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,500	4,500	4,500	1,513	1,513	0	

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009-430-045-00 2017 Est. T.C.V. ROOT DEAN & SHERYL
 Property Class: 401 6066 W DONALD DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
120 Actual Front Feet, 0.41 Total Acres					Total Est. Land Value =			7,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	4.04	1.00	768	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 Estimates for Res. Building: 1 Mobile Home Class: Good Quality >
 (11) Heating System: Forced Warm Air

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Siding	Comp.Shingle	48.78	0.00	0	672	32,780
Other Additions/Adjustments							
				Rate		Size	Cost
				25.40		84	2,134
				45.75		256	11,712

(2) Skirting
 Metal Enamel 6.42 136 873

(9) Foundation
 Foundation Wall: Concrete 7.38 0 0

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(13) Plumbing
 Average Fixture(s) 645.00 1 645

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

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

(16) Porches
 WSEP (1 Story), Standard 30.23 112 3,386

(17) Garages
 Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 10.90 728 7,935
 Mechanical Doors 325.00 2 650

County Multiplier = 1.38 => Cost New = 88,095

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 30,833
 ECF (430 LAKE ESTATES) 0.650 => TCV of Bldg: 1 = 20,042

2017 Est. T.C.V. 009-430-045-00 = 27,992
 Est. TCV/Total Floor Area = 30.16, Most recent sale 12/01/1997 for 17,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
13,900	13,900	13,900	12,336	0.90	
2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses					
0	100	0	0	111	0
2017 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT					
14,000	14,000	14,000	12,447	12,447	0

009-430-046-00 2017 Est. T.C.V. PETERSEN DAWN L
 Property Class: 401 6094 DONALD DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE					7000	100		7,000
120 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	7,000

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	840	71	1,777
Total Estimated Land Improvements True Cash Value =					1,777

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1032 SF Floor Area = 1032 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	48.15	-8.35	0.66	1032	41,755

Other Additions/Adjustments Rate Size Cost

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

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

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

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(16) Porches
 WGEP (1 Story), Standard 25.35 304 7,706

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

(17) Garages
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 13.39 960 12,854
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 98,550

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 64,057
 ECF (430 LAKE ESTATES) 0.900 => TCV of Bldg: 1 = 57,652

2017 Est. T.C.V. 009-430-046-00 = 66,429

Est. TCV/Total Floor Area = 64.37

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,000	33,000	33,000	27,411	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	246	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,200	33,200	33,200	27,657	27,657	27,657	

009-430-047-00	2017 Est. T.C.V.	LERG DONALD R
Property Class: 401		6112 W DONALD DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres					Total Est. Land Value =			7,000

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	286	0	0
Shed: Wood Frame	12.07	1.00	80	94	908
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					1,858

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1224 SF Floor Area = 1224 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.82	-9.27	0.00	1224	67,993

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	38.16	48	1,832
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County Multiplier = 1.38 => Cost New = 107,587

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 69,932

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	7.90	120	948
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County Multiplier = 1.38 => Cost New = 1,308

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 1,151

Treated Wood,Standard	7.34	168	1,233
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County Multiplier = 1.38 => Cost New = 1,702

Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0, Depr.Cost = 1,515

(17) Garages

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

Base Cost	19.04	832	15,841
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Common Wall: 1 Wall	-1300.00	1	-1,300
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County Multiplier = 1.38 => Cost New = 20,067

Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 14,649

Total Depreciated Cost = 87,246

ECF (430 LAKE ESTATES) 0.900 => TCV of Bldg: 1 = 78,522

Parcel Number: 009-430-047-00

Page: 2

2017 Est. T.C.V. 009-430-047-00			=	87,380		
Est. TCV/Total Floor Area = 71.39						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
43,400	43,400	43,400	35,767	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	300	0	0	321	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,700	43,700	43,700	36,088	36,088	36,088	

Draft Record Card - Printed before March Board of Review

009-430-048-00	2017 Est. T.C.V.	BELL MICHAEL G & BRENDA K
Property Class: 401		6132 W DONALD DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
 * Factors * LOT 48 & 1/2 LOT 49

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	\$7000		7000		100			7,000
<Site Value C> SITE	\$3000		3000		100			3,000
150 Actual Front Feet, 0.52 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	950	74	2,418
Total Estimated Land Improvements True Cash Value =					2,418

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

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	66.55	0.00	0.00	1056	70,277

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

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

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

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(16) Porches
 WPP, Standard 15.83 80 1,266
 WPP, Standard 14.97 96 1,437

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 24.07 358 8,617
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 122,108

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 85,476
 ECF (430 LAKE ESTATES) 0.900 => TCV of Bldg: 1 = 76,928

2017 Est. T.C.V. 009-430-048-00 = 89,346
 Est. TCV/Total Floor Area = 84.61, Most recent sale 10/01/2002 for 79,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
44,400	44,400	44,400	38,879	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	349	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
44,700	44,700	44,700	39,228	39,228	39,228

009-430-049-00 2017 Est. T.C.V. WILSON BILLY D & DONNA M
 Property Class: 401 6170 W DONALD DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> SITE					3000	100		3,000
50 Actual Front Feet, 0.17 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: 3.5 Concrete	3.20	1.00	60	80	154
Total Estimated Land Improvements True Cash Value =					154

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1990

(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	15.30	720	11,016
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 16,168

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 13,743

ECF (430 LAKE ESTATES) 0.900 => TCV of Bldg: 1 = 12,369

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2017 Est. T.C.V. 009-430-049-00 15,523

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/01/1996 for 52,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,700	7,700	7,700	4,535	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	40	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,800	7,800	7,800	4,575	4,575	0	

009-430-050-00 2017 Est. T.C.V. WILSON BILLY D & DONNA M
 Property Class: 401 6170 W DONALD DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								7,000

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	372	46	510
Shed: Wood Frame	9.17	1.00	96	45	396
Total Estimated Land Improvements True Cash Value =					906

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D Blt 1974

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	47.07	-8.11	0.66	1152	45,642

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces **Draft Record Card - Printed before March Board of Review**
 Appliance Allowance 1,235.00 1 1,235

(16) Porches

CSEP (1 Story), Standard	21.49	288	6,189
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(17) Garages

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

Base Cost	16.90	624	10,546
Common Wall: 1/2 Wall	-575.00	1	-575
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 92,769

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 60,300
 ECF (430 LAKE ESTATES) 0.700 => TCV of Bldg: 1 = 42,210

2017 Est. T.C.V. 009-430-050-00 = 50,116
 Est. TCV/Total Floor Area = 43.50

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
23,400	23,400	23,400	20,291	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,700	0	0	182	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
25,100	25,100	25,100	20,473	20,473	0

009-430-051-00 2017 Est. T.C.V. SOLTOW JACK D TRUST
 Property Class: 401 6188 DONALD DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE					7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.00	1240	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 Estimates for Res. Building: 1 Mobile Home Class: Average Quality >

(11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	36.82	-0.75	-6	1440	48,760

Other Additions/Adjustments

	Rate	Size	Cost
Free Standing Roof	4.57	1440	6,581

(2) Skirting

Metal Enamel	5.70	168	958
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(9) Foundation

Foundation Wall: Concrete	6.92	0	0
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(14) Water/Sewer

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

(16) Porches

WCP (1 Story), Standard	31.96	60	1,918
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(17) Garages

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

Base Cost	13.16	576	7,580
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 =>

Cost New = 96,369

Notes: 1971 GLEN ARVIN MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 33,729

ECF (430 LAKE ESTATES) 0.650 => TCV of Bldg: 1 = 21,924

2017 Est. T.C.V. 009-430-051-00 = 29,874

Est. TCV/Total Floor Area = 20.75, Most recent sale 06/02/2005 for 45,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,900	14,900	14,900	13,039	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	117	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,900	14,900	14,900	13,156	13,156	0	

009-430-053-00 2017 Est. T.C.V. WILSON BILLY D & DONNA M
 Property Class: 402 CHARLES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> SITE					3000	100	1/2 OF LOT 53	3,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	3,000

2017 Est. T.C.V. 009-430-053-00 = 3,000

Est. TCV/Total Floor Area = 2.08, Most recent sale 07/01/1998 for 3,750

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,500	1,500	1,500	899	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	8	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	907	907	0	

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009-430-053-50	2017 Est. T.C.V.	REYNOLDS REBA M TRUST
Property Class: 401		1695 BARBARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
 * Factors * LOT 52 * 1/2 OF 53

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE					9000	100		9,000
150 Actual Front Feet, 0.52 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.	3.78	1.00	1000	0	0
Shed: Wood Frame	10.75	1.00	80	95	817

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 =					1,767

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 = 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
 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) Deck/Balcony
 Treated Wood,Standard 9.15 64 586

(16) Breezeways
 Frame Wall,Finished 27.25 80 2,180

County Multiplier = 1.38 => Cost New = 108,452

Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0, Depr.Cost = 94,354

Separately Depreciated Items:

(17) Garages
 Class:BC Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 21.10 576 12,154
 County Multiplier = 1.38 => Cost New = 16,772
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0, Depr.Cost = 12,914

Total Depreciated Cost = 107,268
 ECF (430 LAKE ESTATES) 0.700 => TCV of Bldg: 1 = 75,088

2017 Est. T.C.V. 009-430-053-50 = 85,855
 Est. TCV/Total Floor Area = 58.97

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
40,000	40,000	40,000	37,010	0.90
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,900	0	333	0

Parcel Number: 009-430-053-50

Page: 2

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
42,900	42,900	42,900	37,343	37,343	37,343

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009-430-054-00	2017 Est. T.C.V.	WILSON BILLY D & DONNA M
Property Class: 402		CHARLES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	7,000

2017 Est. T.C.V. 009-430-054-00 = 7,000

Est. TCV/Total Floor Area = 4.81

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	1,812	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	16	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	1,828	1,828	0	

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009-430-055-00	2017 Est. T.C.V.	DORLAND JOHN H & MARILYN
Property Class: 401		6133 CHARLES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
100 Actual Front Feet,	0.34	Total Acres			Total Est. Land Value =			7,000

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	1800	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					2,500

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	66.16	-9.55	0.00	1092	61,818

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

Draft Record Card - Printed before March Board of Review

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CPP, Standard	26.17	30	785
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(16) Breezeways

Frame Wall, Finished	27.75	80	2,220
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(17) Garages

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

Base Cost	17.79	676	12,026
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 114,314

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 102,883
 ECF (430 LAKE ESTATES) 0.900 => TCV of Bldg: 1 = 92,594

2017 Est. T.C.V. 009-430-055-00 = 102,094

Est. TCV/Total Floor Area = 93.49, Most recent sale 12/01/2001 for 81,300

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
50,700	50,700	50,700	38,089	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	342	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
51,000	51,000	51,000	38,431	38,431	38,431

009-430-056-00 2017 Est. T.C.V. ENGLER WILLIAM J
 Property Class: 401 6111 W CHARLES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								7,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	50	500
Total Estimated Land Improvements True Cash Value =					500

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1056 SF Floor Area = 1056 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.22	0.00	0.00	1056	66,760

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	24.46	144	3,522
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(17) Garages

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

Base Cost	20.90	480	10,032
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 118,544

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 88,908

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	6.10	720	4,392
County Multiplier = 1.38 =>			Cost New = 6,061
Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0,			Depr.Cost = 5,515

Total Depreciated Cost = 94,424
 ECF (430 LAKE ESTATES) 0.900 => TCV of Bldg: 1 = 84,981

2017 Est. T.C.V. 009-430-056-00 = 92,481

Est. TCV/Total Floor Area = 87.58, Most recent sale 09/17/2015 for 68,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
45,900	45,900	45,900	45,900	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

Parcel Number: 009-430-056-00

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46,200	46,200	46,200	46,313	46,200	46,200
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009-430-057-00 2017 Est. T.C.V. TAYLOR CLIFFORD W & DAWN A
 Property Class: 401 6089 W CHARLES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
120 Actual Front Feet, 0.41 Total Acres					Total Est. Land Value =			7,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1809 SF Floor Area = 1809 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	43.44	-7.17	0.66	1809	66,806

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	6.52	198	1,291
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(17) Garages

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

Base Cost	14.48	864	12,511
Mechanical Doors	325.00	1	325

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County Multiplier = 1.38 => Cost New = 120,998

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 102,849
 ECF (430 LAKE ESTATES) 0.700 => TCV of Bldg: 1 = 71,994

2017 Est. T.C.V. 009-430-057-00 = 78,994

Est. TCV/Total Floor Area = 43.67, Most recent sale 08/01/1999 for 65,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,700	36,700	36,700	33,801	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,800	0	304	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,500	39,500	39,500	34,105	34,105	34,105	

009-430-058-00 2017 Est. T.C.V. BROWN KRISTY L
 Property Class: 401 1696 S KATHLEEN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
120 Actual Front Feet, 0.41 Total Acres					Total Est. Land Value =			7,000

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 = 896 SF Floor Area = 896 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	49.68	0.00	0.66	896	45,105

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 WCP (1 Story), Standard 39.68 40 1,587
 CGEP (1 Story), Standard 46.61 72 3,356

(16) Deck/Balcony
 Treated Wood, Standard 8.08 80 646

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County Multiplier = 1.38 => Cost New = 76,992

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 46,195
 ECF (430 LAKE ESTATES) 0.900 => TCV of Bldg: 1 = 41,576

2017 Est. T.C.V. 009-430-058-00 = 48,576
 Est. TCV/Total Floor Area = 54.21, Most recent sale 04/13/2012 for 35,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
24,100	24,100	24,100	19,980	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	179	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
24,300	24,300	24,300	20,159	20,159	20,159

009-440-001-00 2017 Est. T.C.V. BUCKLEY LAURA
 Property Class: 401 7229 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	60.00	170.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								84,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.40	1.00	100	45	513
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	94	940
Total Estimated Land Improvements True Cash Value =					1,453

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1520 SF Floor Area = 1520 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.67	-8.75	0.00	1520	81,958

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

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(16) Porches

WGEP (1 Story), Standard	23.40	488	11,419
CCP (1 Story), Standard	53.45	25	1,336

(17) Garages

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

Base Cost	14.55	1195	17,387
Mechanical Doors	350.00	3	1,050

County Multiplier = 1.38 => Cost New = 160,974

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 112,682
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 156,628

2017 Est. T.C.V. 009-440-001-00 = 242,081

Est. TCV/Total Floor Area = 159.26

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
109,200	109,200	109,200	89,727	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,800	0	0	807	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
121,000	121,000	121,000	90,534	90,534	90,534	

009-440-002-00 2017 Est. T.C.V. BENEDICT ROSEMARY P TRUST
 Property Class: 401 7219 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	60.00	182.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								84,000

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	320	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	94	940
Total Estimated Land Improvements True Cash Value =					940

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1556 SF Floor Area = 1556 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1+ Story Siding Crawl Space 65.67 -8.69 0.00 1556 88,661

Other Additions/Adjustments Rate Size Cost

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

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

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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 26.90 122 3,282

(16) Deck/Balcony
 Treated Wood,Standard 6.71 280 1,879

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 21.26 463 9,843
 Common Wall: 1/2 Wall -650.00 1 -650
 Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 157,047

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 102,080
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 141,892

2017 Est. T.C.V. 009-440-002-00 = 226,832
 Est. TCV/Total Floor Area = 145.78

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
101,900	101,900	101,900	94,448	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,500	0	0	850	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
113,400	113,400	113,400	95,298	95,298	0

009-440-003-00	2017 Est. T.C.V.	CLINE ROBERT W & NANCY LIVING TRUST
Property Class: 401		7207 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	62.00	221.00	0.9902	1.0000	1400	100		85,950
62 Actual Front Feet, 0.32 Total Acres								Total Est. Land Value = 85,950

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	120	84	347
Shed: Wood Frame	11.06	1.00	120	45	597
Total Estimated Land Improvements True Cash Value =					944

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1994

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2024 SF Floor Area = 2024 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.20	-8.11	1.92	2024	109,316

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	6.75	268	1,809
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(17) Garages

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

Base Cost	19.20	576	11,059
Common Wall: 2 Wall	-2575.00	1	-2,575
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 183,259

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 146,607
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 205,250

2017 Est. T.C.V. 009-440-003-00 = 292,144

Est. TCV/Total Floor Area = 144.34, Most recent sale 10/27/2005 for 310,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
139,200	139,200	139,200	136,562	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,900	0	1,229	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
146,100	146,100	146,100	137,791	137,791	137,791

009-440-004-00 2017 Est. T.C.V. CLEMENTS RALPH A & GAIL A
 Property Class: 401 7199 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	70.00	269.00	0.9548	1.0000	1400	100		93,571
70 Actual Front Feet, 0.43 Total Acres Total Est. Land Value =								93,571

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.06	1.00	120	84	1,115
Total Estimated Land Improvements True Cash Value =					1,115

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1976

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1073 SF Floor Area = 1610 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	84.50	-9.59	1.66	1073	82,160

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Fireplace: Exterior 2 Story	4650.00	1	4,650
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(16) Porches

WPP, Standard	27.79	24	667
WPP, Standard	27.79	24	667

(16) Deck/Balcony

Treated Wood,Standard	9.73	60	584
Treated Wood,Standard	6.51	348	2,265

(16) Breezeways

Frame Wall,Finished	27.75	240	6,660
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County Multiplier = 1.38 => Cost New = 144,451

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 102,560

Separately Depreciated Items:

(17) Garages

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

Base Cost	15.95	720	11,484
Common Wall: 1 Wall	-1025.00	1	-1,025
County Multiplier = 1.38 => Cost New =			14,433
Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0, Depr.Cost =			11,114

Total Depreciated Cost = 113,674
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 159,144

2017 Est. T.C.V. 009-440-004-00 = 253,830
 Est. TCV/Total Floor Area = 157.66, Most recent sale 09/01/2002 for 190,000
 2016 Assessed MBOR S.E.V. Base for Cap C.P.I.
 111,000 111,000 111,000 111,000 0.90

Parcel Number: 009-440-004-00

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2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,900	0	0	999	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	126,900	126,900	126,900	111,999	111,999	111,999

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009-440-005-00	2017 Est. T.C.V.	VANLAAN TAMMY S TRUST
Property Class: 401		7189 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	73.00	262.00	0.9429	1.0000	1400	100		96,361
73 Actual Front Feet, 0.44 Total Acres								Total Est. Land Value = 96,361

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	600	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+10 Blt 1983

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1196 SF Floor Area = 1794 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	91.14	-10.26	3.16	1196	100,512

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
Separate Shower	775.00	1	775

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	6.38	461	2,941
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(17) Garages

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

Base Cost	22.65	576	13,046
Common Wall: 1.5 Wall	-1925.00	1	-1,925
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 178,036

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 133,527

Separately Depreciated Items:

(16) Porches

CCP (1 Story), Standard	54.99	24	1,320
County Multiplier = 1.38 =>		Cost New =	1,821
Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0,		Depr.Cost =	1,676

Total Depreciated Cost = 135,202

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 189,283

2017 Est. T.C.V. 009-440-005-00 = 287,069

Est. TCV/Total Floor Area = 160.02, Most recent sale 05/18/2016 for 315,000

Parcel Number: 009-440-005-00

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2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
116,300	116,300	116,300	116,300	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
7,440	19,760	0	7,440	19,760	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
143,500	143,500	143,500	124,786	143,500	0	

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009-440-006-00 2017 Est. T.C.V. URBANSKI TODD D & JANE E
 Property Class: 401 7179 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	64.00	227.00	0.9808	1.0000	1400	100		87,882
64 Actual Front Feet, 0.33 Total Acres Total Est. Land Value =								87,882

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
D/W/P: 4in Concrete	3.61	1.00	333	0	0
Fencing: Wd, Solid, 6 ft.	16.41	1.00	70	0	0
Fencing: Wd, Picket, 30-40	11.64	1.00	32	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 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					3,038

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+5 Blt 1971

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1177 SF Floor Area = 1471 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Crawl Space	78.80	-9.84	2.55	1177	84,167

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 2 Story	2505.00	1	2,505

(16) Porches

WPP, Standard	18.08	57	1,031
WPP, Standard	7.37	567	4,179

(16) Deck/Balcony

Treated Wood, Standard	6.42	428	2,748
Wood Balcony	17.50	40	700

(17) Garages

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

Base Cost	18.64	501	9,339
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 153,946

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 115,459
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 161,643

2017 Est. T.C.V. 009-440-006-00 = 252,563

Est. TCV/Total Floor Area = 171.69, Most recent sale 10/22/2010 for 33,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
110,700	110,700	110,700	110,700	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	15,600	0	0	996	0	

Parcel Number: 009-440-006-00

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
126,300	126,300	126,300	111,696	111,696	0

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009-440-007-00 2017 Est. T.C.V. KLOOSTERMAN LON ERIC & NANCY JOY
 Property Class: 401 7169 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	60.00	205.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								84,000

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	624	0	0
Shed: Wood Frame	12.61	1.00	64	50	404

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 =					1,354

Cost Est. for Res. Bldg: 1 A-Frame 1.25S Cls Average Blt 1974

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 897 SF Floor Area = 1121 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Crawl Space	45.35	-10.07	-3.32	897	28,668

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

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(16) Porches

CGEP (1 Story), Standard	56.01	57	3,193
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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	20.15	520	10,478
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 65,368

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 42,489
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 59,485

2017 Est. T.C.V. 009-440-007-00 = 144,839

Est. TCV/Total Floor Area = 129.21, Most recent sale 03/04/2005 for 165,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
61,100	61,100	61,100	61,100	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	11,300	0	549	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
72,400	72,400	72,400	61,649	61,649	0	

009-440-008-00 2017 Est. T.C.V. TOBE THOMAS J & JANET S
 Property Class: 401 7159 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	60.00	179.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								84,000

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	320	73	804
Total Estimated Land Improvements True Cash Value =					804

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 1975

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1232 SF Floor Area = 1848 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	86.59	-9.71	-0.42	1232	94,199

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Fireplace: Exterior 1 Story	3875.00	1	3,875
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(16) Porches

WCP (1 Story), Standard	38.16	48	1,832
WPP, Standard	7.10	768	5,453
CCP (1 Story), Standard	22.30	200	4,460

(17) Garages

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

Base Cost	18.66	500	9,330
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 173,080

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 121,156
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 169,618

2017 Est. T.C.V. 009-440-008-00 = 254,422

Est. TCV/Total Floor Area = 137.67, Most recent sale 09/10/2004 for 224,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
111,600	111,600	111,600	110,066	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	15,600		0	0	990	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
127,200	127,200	127,200	111,056	111,056	0	

009-440-009-00 2017 Est. T.C.V. MORRIS EDWARD H JR
 Property Class: 401 7149 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	60.00	140.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								84,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.72	1.00	140	46	690
Total Estimated Land Improvements True Cash Value =					690

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 1972

(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	Siding	Crawl Space	103.24	-10.49	0.00	768	71,232

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

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

Fireplace: Exterior 2 Story	4650.00	1	4,650
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(16) Porches

WCP (1 Story), Standard	20.35	240	4,884
WPP, Standard	12.22	144	1,760

(16) Deck/Balcony

Treated Wood, Standard	7.59	140	1,063
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(17) Garages

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

Base Cost	17.33	594	10,294
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 138,178

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 89,816
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 125,742

2017 Est. T.C.V. 009-440-009-00 = 210,432

Est. TCV/Total Floor Area = 156.57

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
91,300	91,300	91,300	74,613	0.90	0	0	0	671	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
105,200	105,200	105,200	75,284	75,284	75,284				

009-440-010-00 2017 Est. T.C.V. BORTON CRAIG S & DEANNA G
 Property Class: 401 7139 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	50.00	118.00	1.0562	1.0000	1400	100		73,935
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								73,935

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1974

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1210 SF Floor Area = 1990 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	82.70	-9.30	2.87	860	65,592
2	Story Siding	Crawl Space	102.66	-9.30	3.83	350	34,017

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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(16) Deck/Balcony

Treated Wood,Standard	6.11	640	3,910
Wood Balcony	17.50	40	700

(17) Garages

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

Base Cost	24.01	360	8,644
Mechanical Doors	350.00	1	350
Storage area over garage	3.95	360	1,422

County Multiplier = 1.38 => Cost New = 166,334

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 108,117
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 151,364

2017 Est. T.C.V. 009-440-010-00 = 227,674
 Est. TCV/Total Floor Area = 114.41, Most recent sale 09/01/1998 for 162,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
99,700	99,700	99,700	89,537	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,100	0	0	805	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
113,800	113,800	113,800	90,342	90,342	90,342

009-440-011-00 2017 Est. T.C.V. LEE CARL
 Property Class: 401 7129 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	50.00	124.00	1.0562	1.0000	1400	100		73,935
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								73,935

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1616 SF Floor Area = 2032 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	83.02	-9.04	0.00	832	61,551
1+	Story Siding	Crawl Space	68.51	-9.04	0.00	624	37,109
1	Story Siding	Crawl Space	65.17	-9.04	0.00	160	8,981

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(16) Deck/Balcony

Treated Wood,Standard	6.19	536	3,318
Treated Wood,Standard	9.73	60	584

(17) Garages

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

Base Cost	18.40	624	11,482
Common Wall: 1/2 Wall	-650.00	1	-650
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 177,946

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 124,562
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 174,387

2017 Est. T.C.V. 009-440-011-00 = 250,697

Est. TCV/Total Floor Area = 123.37, Most recent sale 06/01/2016 for 260,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
110,300	110,300	110,300	106,751	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,000	0	18,549	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
125,300	125,300	125,300	107,711	125,300	0

009-440-012-00 2017 Est. T.C.V. KOCH KIMBERLY & DAN
 Property Class: 401 7119 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	50.00	125.00	1.0562	1.0000	1400	100		73,935
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								73,935

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	102	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 2S Cls C Blt 1972

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 792 SF Floor Area = 1584 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 2 Story Siding Slab 111.49 -12.41 0.00 792 78,471

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 2 Story 4650.00 1 4,650

(16) Porches
 CGEP (1 Story), Standard 48.88 80 3,910

(16) Deck/Balcony
 Treated Wood,Standard 8.40 96 806
 Treated Wood,Standard 6.76 264 1,785
 Treated Wood,Standard 8.06 112 903
 Wood Balcony 17.50 24 420

(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Finished)
 Base Cost 21.80 528 11,510
 Automatic Doors 375.00 1 375
 Storage area over garage 3.95 528 2,086

County Multiplier = 1.38 => Cost New = 155,565

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 101,117
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 136,509

2017 Est. T.C.V. 009-440-012-00 = 210,919

Est. TCV/Total Floor Area = 133.16, Most recent sale 04/15/2015 for 184,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
94,300	94,300	94,300	94,300	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,200	0	848	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-440-012-00

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105,500	105,500	105,500	95,148	95,148	95,148
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Parcel Number: 009-440-013-00

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	0	13,500	0	0	1,200	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	160,200	160,200	160,200	134,551	134,551	134,551

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009-440-014-00 2017 Est. T.C.V. JOHNSTON DENNIS & JUDY T
 Property Class: 401 7099 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	50.00	122.00	1.0562	1.0000	1400	100		73,935
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								73,935

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.22	1.00	336	0	0
D/W/P: 3.5 Concrete	3.20	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 1.5S Cls CD Blt 1971

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 840 SF Floor Area = 1260 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	78.54	-9.18	-0.32	840	57,994

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	14.36	96	1,379
WPP, Standard	8.61	336	2,893

(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 = 111,471

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 72,456
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 101,439

2017 Est. T.C.V. 009-440-014-00					=	175,849
Est. TCV/Total Floor Area = 139.56						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,800	75,800	75,800	72,630	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,100	0	0	653	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
87,900	87,900	87,900	73,283	73,283	73,283	

009-440-015-00 2017 Est. T.C.V. MCGLONE WILLIAM A & KATHLEEN A
 Property Class: 401 7087 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	50.00	109.00	1.0562	1.0000	1400	100		73,935
50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								73,935

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	364	0	0
Shed: Wood Frame	13.42	1.00	19	94	240
Dock: Light posts	21.31	1.00	128	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 =					2,615

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls C+10 Blt 1999

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	72.92	-10.54	0.00	1080	67,370

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

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	33.54	66	2,214
WPP, Standard	15.07	94	1,417
WCP (1 Story), Standard	32.07	73	2,341
WPP, Standard	23.44	36	844
WPP, Standard	19.51	48	936
CCP (1 Story), Standard	29.18	105	3,064

(16) Deck/Balcony

Treated Wood, Standard	14.72	24	353
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(17) Garages

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

Base Cost	18.33	630	11,548
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 137,171

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 123,454
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.200 => TCV of Bldg: 1 = 148,144

2017 Est. T.C.V. 009-440-015-00 = 224,694

Est. TCV/Total Floor Area = 208.05, Most recent sale 12/29/2009 for 195,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
103,600	103,600	103,600	91,493	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-440-015-00

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0	8,700	0	0	823	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
112,300	112,300	112,300	92,316	92,316	0

Draft Record Card - Printed before March Board of Review

009-440-016-00 2017 Est. T.C.V. FRAZIER MICHAEL S & DIANE L
 Property Class: 401 7079 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	65.00	104.00	0.9763	1.0000	1400	100		88,841
65 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								88,841

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	380	0	0
Fencing: Vnyl,Picket,36-48	13.31	1.00	40	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+10 Blt 1991

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 1435 SF Floor Area = 2022 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	88.55	-9.77	3.16	1175	96,280
1	Story Siding	Crawl Space	69.52	-9.77	2.11	260	16,084

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	44.00	40	1,760
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(17) Garages

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

Base Cost	20.86	696	14,519
Common Wall: 1.5 Wall	-1925.00	1	-1,925
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 194,137

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 155,309
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 217,433

2017 Est. T.C.V. 009-440-016-00	=	307,699				
Est. TCV/Total Floor Area = 152.18, Most recent sale 07/01/2000 for 265,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
136,000	136,000	136,000	129,314	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,800	0	0	1,163	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
153,800	153,800	153,800	130,477	130,477	0	

009-440-017-00	2017 Est. T.C.V.	HANNON EDNA M
Property Class: 401		7069 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	60.00	130.68	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	84,000

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	360	71	818
Total Estimated Land Improvements True Cash Value =					818

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1967

(11) Heating System: Space Heater

Ground Area = Size for Rates = 856 SF Floor Area = 1144 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	78.18	-9.13	-4.28	576	37,308
1	Story Siding	Crawl Space	61.30	-9.13	-2.85	280	13,810

Other Additions/Adjustments Rate Size Cost

(13) Plumbing							
Average Fixture(s)		630.00				1	630
(14) Water/Sewer							
Public Sewer		1025.00				1	1,025
Well, 100 Feet		2550.00				1	2,550

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

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

(16) Deck/Balcony							
Treated Wood,Standard		5.99				504	3,019
Treated Wood,Standard		12.51				32	400
Treated Wood w/Roof,Standard		23.55				64	1,507

County Multiplier = 1.38 => Cost New = 89,857

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 53,914

Separately Depreciated Items:

Square footage # 2 is depreciated at 84 %Good... Base Cost Was = 13,810
 County Multiplier = 1.38 => Cost New = 19,057
 Phy/Ab.+hy/Func/Econ/Comb.%Good= 24/100/100/100/24.0, Depr.Cost = 4,574
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 78,959

2017 Est. T.C.V. 009-440-017-00 = 163,777

Est. TCV/Total Floor Area = 143.16

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
71,200	71,200	71,200	68,404	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,700	0	615	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
81,900	81,900	81,900	69,019	69,019	0	

009-440-018-00 2017 Est. T.C.V. SMITH JAMES S & COLLEEN A
 Property Class: 401 7059 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	60.00	187.31	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								84,000

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	64	94	193
Shed: Wood Frame	9.75	1.00	126	95	1,168
Total Estimated Land Improvements True Cash Value =					1,361

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.91	-9.40	0.00	768	41,096

Other Additions/Adjustments Rate Size Cost

(13) Plumbing							
Average Fixture(s)		630.00				1	630
(14) Water/Sewer							
Public Sewer		1025.00				1	1,025
Well, 100 Feet		2550.00				1	2,550

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

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

(16) Porches

WPP, Standard		29.46				20	589
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(16) Deck/Balcony

Treated Wood,Standard		6.59				240	1,582
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(17) Garages

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

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

County Multiplier = 1.38 => Cost New = 86,061

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 60,243
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 83,738

2017 Est. T.C.V. 009-440-018-00 = 169,099
 Est. TCV/Total Floor Area = 220.18

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
74,100	74,100	74,100	74,100	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,400	0	0	666	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
84,500	84,500	84,500	74,766	74,766	0	

009-440-019-00 2017 Est. T.C.V. OSBORNE'S TRUST CLIFFORD D &
Property Class: 401 7049 W WHITE BIRCH AVE
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	72.00	206.91	0.9468	1.0000	1400	100		95,435
72 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								95,435

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	76	1,488
D/W/P: Asphalt Paving	1.51	1.00	450	71	482
Shed: Metal Prefab	8.76	1.00	64	71	398
Total Estimated Land Improvements True Cash Value =					2,369

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1972

(11) Heating System: Electric Baseboard

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Crawl Space	72.96	-9.40	-0.27	768	48,607

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
WGEP (1 Story), Standard 35.36 144 5,092
WGEP (1 Story), Standard 42.75 100 4,275

(17) Garages
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 15.75 672 10,584

County Multiplier = 1.38 => Cost New = 102,365

Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 74,726

Separately Depreciated Items:

(16) Deck/Balcony
Treated Wood,Standard 6.40 288 1,843
County Multiplier = 1.38 => Cost New = 2,544
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 1,806
Treated Wood,Standard 7.32 140 1,025
County Multiplier = 1.38 => Cost New = 1,414
Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0, Depr.Cost = 1,188

Total Depreciated Cost = 77,720

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 108,809

2017 Est. T.C.V. 009-440-019-00 = 206,613

Est. TCV/Total Floor Area = 215.22

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
89,200	89,200	89,200	85,455	0.90
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-440-019-00

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	0	14,100	0	0	769	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	103,300	103,300	103,300	86,224	86,224	86,224

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009-440-020-00 2017 Est. T.C.V. BEIG SALEEM & IRENE L
 Property Class: 401 7039 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	66.00	214.50	0.9718	1.0000	1400	100		89,795
66 Actual Front Feet, 0.33 Total Acres Total Est. Land Value =								89,795

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	1104	78	2,962
Total Estimated Land Improvements True Cash Value =					2,962

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C+10 Blt 2004

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 936 SF Floor Area = 2232 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	118.39	-10.94	0.00	936	100,573
1	Story Siding	Overhang	39.51	0.00	0.00	360	14,224

Other Additions/Adjustments Rate Size Cost

(1) Exterior

Brick Veneer	8.25	384	3,168
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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County Multiplier = 1.38 => Cost New = 175,124

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 161,115

Separately Depreciated Items:

(16) Porches

CCP (1 Story), Standard	38.96	48	1,870
County Multiplier = 1.38 =>			Cost New = 2,581
Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,			Depr.Cost = 2,426
WGEP (1 Story), Standard	26.66	340	9,064
County Multiplier = 1.38 =>			Cost New = 12,509
Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0,			Depr.Cost = 12,134

(16) Deck/Balcony

Composite, Standard	7.00	300	2,100
County Multiplier = 1.38 =>			Cost New = 2,898
Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0,			Depr.Cost = 2,840

(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
County Multiplier = 1.38 =>			Cost New = 16,210
Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,			Depr.Cost = 15,237
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	18.25	528	9,636

Parcel Number: 009-440-020-00 Page: 2

County Multiplier = 1.38 =>	Cost New =	13,298
Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0,	Depr.Cost =	10,239
	Total Depreciated Cost =	203,991
ECF (4520 NORTHSORE LAKE MISSAUKEE AREA)1.350 =>	TCV of Bldg: 1 =	275,387

2017 Est. T.C.V. 009-440-020-00	=	368,144
Est. TCV/Total Floor Area = 164.94, Most recent sale 07/02/2004 for 180,000		

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
168,600	168,600	168,600	150,850	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	15,500	0	0	1,357	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
184,100	184,100	184,100	152,207	152,207	152,207

Draft Record Card - Printed before March Board of Review

009-440-021-00 2017 Est. T.C.V. LINDWALL LANCE R & MARY K LE
 Property Class: 401 7029 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	66.00	209.88	0.9718	1.0000	1400	100		89,795
66 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =								89,795

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1440 SF Floor Area = 2016 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	87.15	-7.96	0.00	576	45,613
1	Story Siding	Crawl Space	55.60	-7.96	0.00	864	41,161

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WGEP (1 Story), Standard	33,26	168	5,588
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(16) Deck/Balcony

Treated Wood, Standard	6.31	312	1,969
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(17) Garages

Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	17.50	528	9,240
Mechanical Doors	350.00	1	350
Storage area over garage	3.85	192	739
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	20.12	384	7,726
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 169,472

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 118,631

Separately Depreciated Items:

(16) Porches

CCP (1 Story), Standard	29.05	96	2,789
County Multiplier = 1.38 =>		Cost New =	3,849
Phy/Ab.Phy/Func/Econ/Comb.%Good= 46/100/100/100/46.0,		Depr.Cost =	1,770

Total Depreciated Cost = 120,401

ECF (4520 NORTSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 168,561

2017 Est. T.C.V. 009-440-021-00 = 258,356

Est. TCV/Total Floor Area = 128.15

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
113,100	113,100	113,100	103,870	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	16,100		0	0	934	0

Parcel Number: 009-440-021-00

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
129,200	129,200	129,200	104,804	104,804	104,804

Draft Record Card - Printed before March Board of Review

009-440-022-00 2017 Est. T.C.V. ADKINS MARK J
 Property Class: 401 7017 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	55.00	191.66	1.0264	1.0000	1400	100		79,036
55 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								79,036

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.24	1.00	168	45	774
Total Estimated Land Improvements True Cash Value =					774

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+10 Blt 2002

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1040 SF Floor Area = 1300 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	84.41	-10.65	2.67	1040	79,487

Other Additions/Adjustments Rate Size Cost

(1) Exterior							
Stone Veneer		10.25			96		984

(13) Plumbing

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

(14) Water/Sewer

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

Draft Record Card Printed before March Board of Review

(15) Built-Ins & Fireplaces

Appliance Allowance		1915.00			1		1,915
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(16) Porches

CCP (1 Story), Standard		30.27			96		2,906
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(17) Garages

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

Base Cost		25.60			440		11,264
Common Wall: 1 Wall		-1300.00			1		-1,300
Automatic Doors		375.00			1		375

County Multiplier = 1.38 => Cost New = 141,661

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 127,495
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 178,493

2017 Est. T.C.V. 009-440-022-00 = 258,303

Est. TCV/Total Floor Area = 198.69, Most recent sale 06/01/2000 for 57,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
113,600	113,600	113,600	113,577	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	15,600	0	0	1,022	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
129,200	129,200	129,200	114,599	114,599	114,599	114,599

009-440-023-00	2017 Est. T.C.V.	DAVIS NADINE M TRUSTEE OF THE
Property Class: 401		7009 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE D 950/FF	100.00	83.64	0.8801	0.8232	950	100		68,824
100 Actual Front Feet, 0.19 Total Acres								Total Est. Land Value = 68,824

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Dock: Light posts	21.31	1.00	60	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1528 SF Floor Area = 1528 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	65.76	-9.18	0.00	1528	86,454

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	48.28	32	1,545
WGEP (1 Story), Standard	45.30	96	4,349

(16) Deck/Balcony

Treated Wood, Standard	7.90	120	948
Treated Wood w/Roof, Standard	18.80	168	3,158
Treated Wood, Standard	7.76	128	993

(17) Garages

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

Base Cost	15.04	960	14,438
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 163,907

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 114,735
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 159,481

2017 Est. T.C.V. 009-440-023-00 = 228,780

Est. TCV/Total Floor Area = 149.73, Most recent sale 05/01/1999 for 153,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
109,700	109,700	109,700	109,700	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,700	0	987	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
114,400	114,400	114,400	110,687	110,687	0

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009-450-001-00	2017 Est. T.C.V.	BROWN SHARON
Property Class: 401		1859 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
98 Actual Front Feet, 0.23 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: Asphalt Paving	1.61	1.00	900	0	0
D/W/P: 3.5 Concrete	3.44	1.00	205	0	0
Shed: Wood Frame	13.15	1.00	48	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1970

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2148 SF Floor Area = 2148 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	56.83	-9.50	1.82	1956	96,137
1	Story Siding	Crawl Space	56.83	-7.58	1.82	192	9,805

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: Direct-Vented Gas	1200.00	1	1,200

(16) Deck/Balcony

Treated Wood, Standard	8.82	80	706
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(17) Garages

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

Base Cost	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 = 172,179

Notes: 2016 ADDITION 12'X16'

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 111,916
ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 100,725

2017 Est. T.C.V. 009-450-001-00 = 127,180

Est. TCV/Total Floor Area = 59.21, Most recent sale 10/28/2016 for 139,200

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
49,400	49,400	49,400	43,523	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
11,200	3,000	0	11,200	8,877	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
63,600	63,600	63,600	55,114	63,600	63,600

009-450-003-00 2017 Est. T.C.V. MCCOY T & KIEBLE-MCCOY L REV TRUST
 Property Class: 401 1845 S GREEN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
100 Actual Front Feet, 0.23 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	300	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 892 SF Floor Area = 892 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Mich Bsmnt.	60.77	-4.52	0.00	892	50,175

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Brick Veneer	8.00	140	1,120

(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: Wood Stove	1125.00	1	1,125

(16) Porches			
CGEP (1 Story), Standard	35.79	147	5,261

(17) Garages			
Class:CD Exterior: Pole Foundation: 42 Inch (Unfinished)			
Base Cost	12.86	672	8,642
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 98,453

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 59,072

Separately Depreciated Items:

(16) Porches			
CGEP (1 Story), Standard	27.15	308	8,362
County Multiplier = 1.38 =>		Cost New =	11,540
Phy/Ab.Phy/Func/Econ/Comb.%Good= 61/100/100/100/61.0,		Depr.Cost =	7,039

Total Depreciated Cost =			66,111
ECF (409 - RURAL SUBS)	0.850 => TCV of Bldg: 1 =		56,195

2017 Est. T.C.V. 009-450-003-00 = 81,670
 Est. TCV/Total Floor Area = 91.56, Most recent sale 06/04/2012 for 25,084
 2016 Assessed MBOR S.E.V. Base for Cap C.P.I.

Parcel Number: 009-450-003-00

Page: 2

	37,300	37,300	37,300	29,299	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,500	0	0	263	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	40,800	40,800	40,800	29,562	29,562	0

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009-450-005-00	2017 Est. T.C.V.	STEPHAN ERIC C
Property Class: 401		1841 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 8K					8000	100		8,000
GROUP A 200/FF	25.00	100.00	1.0000	1.0000	100	100	PART OF LOT 6	2,500
75 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								10,500

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	400	45	576
Total Estimated Land Improvements True Cash Value =					576

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 968 SF Floor Area = 968 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	59.75	-10.54	0.00	968	47,635

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

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(17) Garages

Class:CD Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	23.60	480	11,328
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 88,173

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 52,904
ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 44,968

2017 Est. T.C.V. 009-450-005-00 = 56,044

Est. TCV/Total Floor Area = 57.90, Most recent sale 06/29/2005 for 82,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,200	30,200	30,200	27,281	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,200	0	245	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,000	28,000	28,000	27,526	27,526	0	

009-450-007-00 2017 Est. T.C.V. MORGAN RICHARD G
 Property Class: 401 1833 S GREEN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * LOTS 7, 8 & PRT OF 6

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 8K					8000	100		8,000
<Site Value A> GROUP A 8K					8000	100		8,000
<Site Value C> GROUP C 5K SITE					5000	100		5,000
125 Actual Front Feet, 0.29 Total Acres Total Est. Land Value =								21,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.24	1.00	800	94	932
Total Estimated Land Improvements True Cash Value =					932

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C-5 Blt 1949

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 707 SF Floor Area = 884 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.25 Story Brick Basement 90.81 0.00 0.00 707 64,203

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 CGEP (1 Story), Standard 52.19 68 3,549
 WPP, Standard 10.99 187 2,055

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

(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 21.75 352 7,656
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 121,310

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 78,852
 ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 70,967

2017 Est. T.C.V. 009-450-007-00					=	92,899
Est. TCV/Total Floor Area = 105.09, Most recent sale 08/22/2007 for 119,800						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,200	48,200	48,200	41,501	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,800	0	0	373	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,400	46,400	46,400	41,874	41,874	41,874	

009-450-009-00 2017 Est. T.C.V. BOOTH ANDREA J
 Property Class: 401 1815 S GREEN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 8K					8000	100		8,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	8,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	148	51	242
Shed: Wood Frame	8.75	1.00	192	71	1,193
Total Estimated Land Improvements True Cash Value =					1,435

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 963 SF Floor Area = 963 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Brick	Basement	69.09	0.00	0.00	963	66,534

Other Additions/Adjustments Rate Size Cost

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

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

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

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(16) Porches
 CCP (1 Story), Standard 52.78 24 1,267

County Multiplier = 1.38 => Cost New = 104,736

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 62,841
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 65,983

2017 Est. T.C.V. 009-450-009-00 = 75,418

Est. TCV/Total Floor Area = 78.32

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,000	40,000	40,000	30,748	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,300	0	0	276	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,700	37,700	37,700	31,024	31,024	0	

009-450-010-00 2017 Est. T.C.V. VELDHEER DONALD J & TERESA M
 Property Class: 401 6990 S B ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
<Site Value A> GROUP A 8K					8000	100		8,000
75 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								33,000

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	43	50	74
Shed: Wood Frame	9.41	1.00	234	94	2,070
Shed: Wood Frame	9.59	1.00	212	94	1,911
Total Estimated Land Improvements True Cash Value =					4,056

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 484 SF Floor Area = 484 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	80.23	-13.81	0.00	484	32,147

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	46.10	96	4,426
WCP (1 Story), Standard	33.75	65	2,194

County Multiplier = 1.38 => Cost New = 66,314

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 43,104
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 45,259

2017 Est. T.C.V. 009-450-010-00 = 82,315

Est. TCV/Total Floor Area = 170.07, Most recent sale 11/23/2004 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
38,100	38,100	38,100	23,327	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	209	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,200	41,200	41,200	23,536	23,536	0

009-450-010-20 2017 Est. T.C.V. PAQUIN BRADLEY & KALEEN
 Property Class: 401 1775 S GREEN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	60.00	218.00	0.9554	1.0000	2400	100		137,584
60 Actual Front Feet, 0.30 Total Acres Total Est. Land Value =								137,584

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

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

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.24	-8.54	-2.85	1104	51,722

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

(14) Water/Sewer
 Public Sewer 1025.00 1 1,025
 Well, 100 Feet 2550.00 1 2,550

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

(16) Deck/Balcony
 Treated Wood,Standard 10.15 48 487
 Treated Wood,Standard 6.49 264 1,713

County Multiplier = 1.38 => Cost New = 86,930

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 52,158
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 73,021

2017 Est. T.C.V. 009-450-010-20 = 211,080

Est. TCV/Total Floor Area = 191.20, Most recent sale 09/01/1997 for 115,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
98,800	98,800	98,800	74,544	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,700	0	0	670	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
105,500	105,500	105,500	75,214	75,214	0

009-450-010-40	2017 Est. T.C.V.	VELDHEER SANDRA LEE TRUST
Property Class: 401		1779 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	72.00	233.00	0.9129	1.0000	2400	100		157,744
72 Actual Front Feet, 0.39 Total Acres Total Est. Land Value =								157,744

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	108	66	212
Total Estimated Land Improvements True Cash Value =					212

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 619 SF Floor Area = 619 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Pine Logs	Slab	70.56	-10.65	0.66	619	37,493

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

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(17) Garages

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

Base Cost	24.66	288	7,102
Common Wall: 1 Wall	-1175.00	1	-1,175
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 71,611

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 39,386
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 55,140

2017 Est. T.C.V. 009-450-010-40 = 213,096

Est. TCV/Total Floor Area = 344.26, Most recent sale 08/21/2013 for 250,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
100,100	100,100	100,100	97,491	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,400	0	877	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
106,500	106,500	106,500	98,368	98,368	0

009-450-010-60 2017 Est. T.C.V. VELDHEER SANDRA LEE TTEE
 Property Class: 401 1786 S FIRST ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> 354 Back Lots					40000	100		40,000
65 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	40,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	480	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	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 1976

(11) Heating System: Forced Hot Water
 Ground Area = Size for Rates = 864 SF Floor Area = 1296 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	92.48	0.00	1.75	864	81,415

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

Fireplace: Interior 1 Story	3250.00	1	3,250
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(16) Porches

WPP, Standard	7.82	491	3,840
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	19.20	576	11,059
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	19.14	580	11,101
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 160,027

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 112,019
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 156,827

2017 Est. T.C.V. 009-450-010-60				=	199,202
Est. TCV/Total Floor Area = 153.71, Most recent sale 04/01/2003 for 150,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
89,700	89,700	89,700	59,535	0.90	
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment
0	9,900		0	0	535
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
99,600	99,600	99,600	60,070	60,070	60,070

009-450-010-80 2017 Est. T.C.V. MESSERSCHMIDT MICHAEL & ANITA TRUST
 Property Class: 401 1781 S GREEN RD
 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
136 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	40,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.00	263	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1965

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1212 SF Floor Area = 1212 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Mich Bsmnt.	64.92	-4.65	0.00	696	41,948
1	Story Siding	Crawl Space	64.92	-9.29	0.00	320	17,802
1	Story Siding	Crawl Space	64.92	-9.29	0.00	196	10,903

Other Additions/Adjustments Rate Size Cost

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

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

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(15) Built-Ins & Fireplaces
 Appliance Allowance 1915.00 1 1,915
 Fireplace: Wood Stove 1350.00 1 1,350

(16) Porches
 CPP, Standard 14.10 120 1,692

(16) Deck/Balcony
 Treated Wood,Standard 6.90 231 1,594

(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 19.29 462 8,912
 Mechanical Doors 350.00 2 700

County Multiplier = 1.38 => Cost New = 124,632

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 74,779
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 104,691

2017 Est. T.C.V. 009-450-010-80 = 145,641

Est. TCV/Total Floor Area = 120.17, Most recent sale 04/14/2010 for 134,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
78,600	78,600	78,600	68,642	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,800	0	0	617	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
72,800	72,800	72,800	69,259	69,259	0

009-450-011-00 2017 Est. T.C.V. LOREE JONATHAN L
 Property Class: 401 6980 W A ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	55.00	224.00	0.9765	1.0000	2400	100		128,892
55 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								128,892

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	88	0	0
Shed: Wood Frame	9.06	1.00	100	94	852
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 =					3,227

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

(11) Heating System: Space Heater
 Ground Area = Size for Rates = 480 SF Floor Area = 480 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Pine Logs	Basement	74.77	0.00	-1.89	480	34,982

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

Basement Living Finish	14.75	480	7,080
Walk out Basement Door(s)	625.00	1	625

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

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	56.11	20	1,122
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(16) Deck/Balcony

Treated Wood,Standard	6.50	200	1,300
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County Multiplier = 1.38 => Cost New = 73,494

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 44,096
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 61,735

2017 Est. T.C.V. 009-450-011-00 = 193,854

Est. TCV/Total Floor Area = 403.86, Most recent sale 05/20/2016 for 170,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
90,500	90,500	90,500	47,760	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,400	0	0	429	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
96,900	96,900	96,900	48,189	48,189	0

009-450-012-00 2017 Est. T.C.V. FOX ALLEN L & BONNIE G
 Property Class: 401 6970 W A ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	55.00	236.00	0.9765	1.0000	2400	100		128,892
55 Actual Front Feet, 0.30 Total Acres Total Est. Land Value =								128,892

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	78	71	191
Total Estimated Land Improvements True Cash Value =					191

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 2016

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 1500 SF Floor Area = 2400 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	104.22	0.00	-8.29	900	86,337
1	Story Siding	Basement	65.92	0.00	-4.15	600	37,062

Other Additions/Adjustments Rate Size Cost

(1) Exterior							
Brick Veneer		8.25		32		264	
Walk out Basement Door(s)		775.00		2		1,550	

(13) Plumbing							
3 Fixture Bath		2400.00		-1		-2,400	

(16) Deck/Balcony							
Composite,Standard		6.44		358		3,594	
Treated Wood,Standard		8.56		90		770	

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(17) Garages							
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost		17.79		676		12,026	

County Multiplier = 1.38 => Cost New = 192,100

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 190,179
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 266,251
 60 % Completed => Est. True Cash Value 2017 = 159,750

2017 Est. T.C.V. 009-450-012-00 = 288,833

Est. TCV/Total Floor Area = 120.35

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
89,600	89,600	89,600	56,324	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
79,500	6,600	31,300	79,500	329	19,676	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
144,400	144,400	144,400	116,477	116,477	0	

009-450-013-00 2017 Est. T.C.V. PEJAKOVICH JOSEPH W & LINDA D
 Property Class: 401 6960 W A ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	55.00	249.00	0.9765	1.0000	2400	100		128,892
55 Actual Front Feet, 0.31 Total Acres Total Est. Land Value =								128,892

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	160	71	364
Total Estimated Land Improvements True Cash Value =					364

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 = 804 SF Floor Area = 804 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	62.23	-11.04	0.00	804	41,157

Other Additions/Adjustments Rate Size Cost

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

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

(15) Built-Ins & Fireplaces
 Appliance Allowance 1,415.00 1 1,415
 Fireplace: Exterior 1 Story 3,450.00 1 3,450

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(16) Porches
 WGEP (1 Story), Standard 30.26 208 6,294

(17) Garages
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 21.05 432 9,094
 Common Wall: 1 Wall -1225.00 1 -1,225
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 87,995

Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 64,236

Separately Depreciated Items:

Unit-in-Place Cost Items:
 BOAT HOUSE (BY SQ FT 3.75 192 720
 County Multiplier = 1.38 => Cost New = 994
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 845

Total Depreciated Cost = 65,081
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 91,113

2017 Est. T.C.V. 009-450-013-00 = 220,369

Est. TCV/Total Floor Area = 274.09, Most recent sale 11/01/2000 for 175,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
103,200	103,200	103,200	87,279	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,000	0	0	785	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
110,200	110,200	110,200	88,064	88,064	0	

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009-450-014-00 2017 Est. T.C.V. KRONE JAMES & KRONE V & KRONE K
 Property Class: 401 6950 W A ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	55.00	262.00	0.9765	1.0000	2400	100		128,892
55 Actual Front Feet, 0.33 Total Acres Total Est. Land Value =								128,892

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 600 SF Floor Area = 600 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	55.30	-10.73	-1.89	600	25,608

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard		56.11		20	1,122
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County Multiplier = 1.38 => Cost New = 48,131

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 28,878
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 40,430

2017 Est. T.C.V. 009-450-014-00 = 169,322

Est. TCV/Total Floor Area = 282.20

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
78,700	78,700	78,700	48,915	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,000	0	0	440	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
84,700	84,700	84,700	49,355	49,355	0	

009-450-015-00 2017 Est. T.C.V. KRONE JAMES & KRONE V & KRONE K &
 Property Class: 401 6940 W A ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	58.00	280.00	0.9636	1.0000	2400	100		134,130
58 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =								134,130

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Patio Blocks	6.84	1.00	300	0	0
Shed: Wood Frame	9.59	1.00	80	94	721

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					2,146

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1108 SF Floor Area = 1108 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	47.46	-9.21	-1.89	1108	40,287

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

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

(16) Porches

CGEP (1 Story), Standard	36.23	128	4,637
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County Multiplier = 1.38 => Cost New = 68,429

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 47,900
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 67,061

2017 Est. T.C.V. 009-450-015-00 = 203,337

Est. TCV/Total Floor Area = 183.52

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
95,100	95,100	95,100	63,245	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,600	0	0	569	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
101,700	101,700	101,700	63,814	63,814	0	

009-450-018-00 2017 Est. T.C.V. FOX ALLEN L & BONNIE G
 Property Class: 401 W A ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 5K SITE					5000	100		5,000
55 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =			5,000

2017 Est. T.C.V. 009-450-018-00 = 5,000

Est. TCV/Total Floor Area = 4.51, Most recent sale 08/25/2016 for 15,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	990	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
2,500	0	0	0	2,500	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	998	2,500	0	

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009-450-019-00 2017 Est. T.C.V. BOOTH ANDREA J
Property Class: 402 W B ST
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
* Factors * LOT 19 & 25

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 8K					8000	100		8,000
GROUP A 200/FF	238.81	299.95	1.0000	1.0000	100	100	LOT 25	23,881
289 Actual Front Feet, 1.76 Total Acres							Total Est. Land Value =	31,881

2017 Est. T.C.V. 009-450-019-00 = 31,881

Est. TCV/Total Floor Area = 28.77

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,900	16,900	16,900	4,875	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,000	0	43	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,900	15,900	15,900	4,918	4,918	0	

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009-450-020-00	2017 Est. T.C.V.	JONES WILLIAM L & EILEEN S TRUST
Property Class: 401		6951 W B ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 8K					8000	100		8,000
<Site Value A> GROUP A 8K					8000	100		8,000
100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								16,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 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 1S Cls C+5 Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1879 SF Floor Area = 1879 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.81	-8.68	0.00	1587	89,078
1	Story Siding	Basement	63.85	0.00	0.00	100	6,385
1	Story Siding	Basement	63.85	0.00	0.00	192	12,259

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Brick Veneer	8.25	1024	8,448

(13) Plumbing

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Average Fixture(s)	Rate	Size	Cost
3 Fixture Bath	760.00	1	760
2 Fixture Bath	2400.00	1	2,400
Softener, Auto	1600.00	1	1,600
	1150.00	1	1,150

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood, Standard	6.44	407	2,621
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County Multiplier = 1.38 => Cost New = 180,060

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 153,051

Separately Depreciated Items:

(17) Garages

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

Base Cost	15.47	768	11,881
County Multiplier = 1.38 =>		Cost New =	16,396
Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0,		Depr.Cost =	14,264

Total Depreciated Cost = 167,316
ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCv of Bldg: 1 = 175,681

2017 Est. T.C.V. 009-450-020-00 = 194,181
Est. TCv/Total Floor Area = 103.34, Most recent sale 08/04/2005 for 185,000
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.

Parcel Number: 009-450-020-00

Page: 2

	102,600	102,600	102,600	88,314	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-5,500	0	0	794	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	97,100	97,100	97,100	89,108	89,108	89,108

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009-450-022-00 2017 Est. T.C.V. JONES WILLIAM L & EILEEN S TRUST
 Property Class: 401 W B ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 8K					8000	100		8,000
<Site Value A> GROUP A 8K					8000	100	LOT 23	8,000
<Site Value C> GROUP C 5K SITE					5000	100		5,000
139 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =								21,000

2017 Est. T.C.V. 009-450-022-00 = 21,000

Est. TCV/Total Floor Area = 11.18, Most recent sale 05/24/2013 for 25,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,500	12,500	12,500	12,228	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-2,000	0	0	-1,728	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,500	10,500	10,500	12,338	10,500	10,500	

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