

009-460-001-00 2017 Est. T.C.V. VANDERSTOW GARDNER E
 Property Class: 401 6518 LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	75.00	97.00	0.9036	1.0000	2200	100		149,094
75 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								149,094

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	968	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1428 SF Floor Area = 1428 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Basement 55.66 0.00 0.00 1428 79,482

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish
 Basement Recreation Finish 11.25 700 7,875
 Walk out Basement Door(s) 700.00 1 700

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

Draft Record Card Printed before March Board of Review

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

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

(17) Garages
 Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 13.46 864 11,629
 Mechanical Doors 325.00 1 325

County Multiplier = 1.38 => Cost New = 148,426

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 89,055
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 124,677

2017 Est. T.C.V. 009-460-001-00 = 275,196
 Est. TCV/Total Floor Area = 192.71

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
122,600	122,600	122,600	103,933	0.90	0	0	0	935	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
137,600	137,600	137,600	104,868	104,868	104,868				

009-460-002-00 2017 Est. T.C.V. REINHARDT NED & DEB & QUIGLEY TRUST
 Property Class: 401 6600 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	110.00	90.00	0.8211	1.0000	2200	100		198,705
110 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								198,705

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 C+5 Blt 1967

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1160 SF Floor Area = 1160 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	68.70	0.00	0.00	1160	79,692

Other Additions/Adjustments Rate Size Cost

(1) Exterior

Brick Veneer	8.25	240	1,980
--------------	------	-----	-------

(9) Basement Finish

Basement Recreation Finish	11.45	560	6,412
Walk out Basement Door(s)	775.00	1	775

Draft Record Card - Printed before March Board of Review

(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
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Porches

WGEP (1 Story), Standard	27.39	312	8,546
CPP, Standard	14.52	114	1,655
WCP (1 Story), Standard	23.55	160	3,768

(16) Deck/Balcony

Treated Wood, Standard	13.68	28	383
------------------------	-------	----	-----

(17) Garages

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

Base Cost	19.70	440	8,668
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 170,590

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 110,884
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 155,237

2017 Est. T.C.V. 009-460-002-00 = 354,417
 Est. TCV/Total Floor Area = 305.53, Most recent sale 04/19/2004 for 365,000
 2016 Assessed MBOR S.E.V. Base for Cap C.P.I.

Parcel Number: 009-460-002-00

Page: 2

	159,100	159,100	159,100	128,915	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,100	0	0	1,160	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	177,200	177,200	177,200	130,075	130,075	0

Draft Record Card - Printed before March Board of Review

009-460-003-00 2017 Est. T.C.V. MALEWITZ BERNARD & PATRICIA
 Property Class: 401 6610 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	87.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	2.0	95	1,900
Total Estimated Land Improvements True Cash Value =					1,900

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+5 Blt 2003

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1223 SF Floor Area = 1529 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Basement	78.29	0.00	0.00	1223	95,749

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	11.45	800	9,160
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

Draft Record Card - Printed before March Board of Review

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 1 Story	2200.00	1	2,200
Fireplace: Direct-Vented Gas	1200.00	1	1,200

(16) Porches

WCP (1 Story), Standard	50.80	28	1,422
-------------------------	-------	----	-------

(16) Deck/Balcony

Treated Wood,Standard	6.49	360	2,336
Treated Wood,Standard	6.13	616	3,776

County Multiplier = 1.38 => Cost New = 173,267

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 155,940
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 218,316

2017 Est. T.C.V. 009-460-003-00 = 340,216

Est. TCV/Total Floor Area = 222.51, Most recent sale 05/27/2005 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
156,600	156,600	156,600	144,430	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,500	0	0	1,299	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
170,100	170,100	170,100	145,729	145,729	0

009-460-004-00 2017 Est. T.C.V. TROOST RANDAL C TRUSTEE
 Property Class: 401 6620 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	90.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	1030	0	0
Shed: Wood Frame	12.07	1.00	80	81	782
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 =					3,157

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1991

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 1008 SF Floor Area = 1512 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	85.42	0.00	2.87	1008	88,996

Other Additions/Adjustments	Rate	Size	Cost
-----------------------------	------	------	------

(13) Plumbing

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

(14) Water/Sewer

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

Draft Record Card - Printed before March Board of Review

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.15	594	3,653
Treated Wood,Standard	6.47	382	2,472
Treated Wood,Standard	9.73	60	584

County Multiplier = 1.38 => Cost New = 149,753

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 119,803
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 167,724

2017 Est. T.C.V. 009-460-004-00 = 290,881
 Est. TCV/Total Floor Area = 192.38

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
133,900	133,900	133,900	92,896	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,500	0	0	836	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
145,400	145,400	145,400	93,732	93,732	0

009-460-005-00 2017 Est. T.C.V. DIPIETRO THOMAS G & DEBORAH H
 Property Class: 401 6630 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	91.00	0.9036	1.0000	2400	100		108,432
<Site Value A> GROUP A 15K					15000	100		15,000
75 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								123,432

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	268	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 Single Family 1S Cls C Blt 1969

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1393 SF Floor Area = 1393 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 63.47 -8.95 0.00 1393 75,946

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

Draft Record Card - Printed before March Board of Review

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

(16) Deck/Balcony
 Treated Wood,Standard 8.08 111 897
 Treated Wood,Standard 6.56 331 2,171
 Treated Wood,Standard 7.90 120 948

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 24.76 338 8,369
 Common Wall: 1 Wall -1300.00 1 -1,300
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 132,540

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 86,151
 ECF (4161 BUENA VISTA AREA BACK LOTS) 0.980 => TCV of Bldg: 1 = 84,428

2017 Est. T.C.V. 009-460-005-00 = 209,214

Est. TCV/Total Floor Area = 150.19

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
95,700	95,700	95,700	74,640	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
5,000	3,900	0	5,000	671	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
104,600	104,600	104,600	80,311	80,311	0

009-460-006-00	2017 Est. T.C.V.	BRANNAN ROBERT A & KAREN S TRUSTEES
Property Class: 401		6636 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	94.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 120,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
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 1.25S Cls C+5 Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 936 SF Floor Area = 1144 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	71.53	0.00	0.00	520	37,196
1.5	Story Siding	Basement	91.04	0.00	0.00	416	37,873

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

Draft Record Card Printed before March Board of Review

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.50	352	2,288
-----------------------	------	-----	-------

(17) Garages

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

Base Cost	19.88	432	8,588
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 135,663

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 94,964
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 132,950

2017 Est. T.C.V. 009-460-006-00	=	253,425			
Est. TCV/Total Floor Area = 221.53, Most recent sale 05/12/2006 for 312,500					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
116,500	116,500	116,500	99,515	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,200	0	895	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
126,700	126,700	126,700	100,410	100,410	0

009-460-007-00 2017 Est. T.C.V. FOX HERMAN J
 Property Class: 401 6640 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	96.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+5 Blt 1987

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1008 SF Floor Area = 1260 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Basement	81.03	0.00	0.00	1008	81,678

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

Draft Record Card - Printed before March Board of Review

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	6.16	548	3,376
------------------------	------	-----	-------

(17) Garages

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

Base Cost	23.70	520	12,324
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 148,543

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 111,407

Separately Depreciated Items:

(16) Porches

WCP (1 Story), Standard	31.12	80	2,490
County Multiplier = 1.38 =>		Cost New =	3,436
Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0,		Depr.Cost =	2,955

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT)	3.75	480	1,800
County Multiplier = 1.38 =>		Cost New =	2,484
Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0,		Depr.Cost =	1,913

Total Depreciated Cost = 116,275
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 162,785

2017 Est. T.C.V. 009-460-007-00 = 284,210

Parcel Number: 009-460-007-00

Page: 2

Est. TCV/Total Floor Area = 225.56						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
130,700	130,700	130,700	98,703	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	11,400	0	0	888	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
142,100	142,100	142,100	99,591	99,591		0

Draft Record Card - Printed before March Board of Review

009-460-008-00 2017 Est. T.C.V. COUWEHOVEN WAYNE M & CAROL M
 Property Class: 401 6676 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	99.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Brick on Sand	9.39	1.00	256	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	480	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 1993

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1114 SF Floor Area = 1621 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	100.51	-9.97	2.05	676	62,591
1+	Story Siding	Basement	72.78	0.00	1.17	294	21,741
1	Story Siding	Crawl Space	69.22	-9.97	1.17	144	8,700

Other Additions/Adjustments Rate Size Cost

(1) Exterior							
Brick Veneer		8.25				128	1,056

Draft Record Card - Printed before March Board of Review

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

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

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

(16) Porches							
CCP (1 Story), Standard		64.22				18	1,156

(16) Deck/Balcony							
Treated Wood, Standard		7.34				168	1,233

(17) Garages							
Class:C Exterior: Siding Foundation: 42 Inch (Finished)							
Base Cost		22.72				572	12,996
Common Wall: 1 Wall		-1300.00				1	-1,300
Automatic Doors		375.00				1	375

County Multiplier = 1.38 => Cost New = 168,064

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost = 137,813

Separately Depreciated Items:

Unit-in-Place Cost Items:							
BOAT HOUSE (BY SQ FT		3.75				192	720

Parcel Number: 009-460-008-00 Page: 2

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 =	138,657
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 =>	TCV of Bldg: 1 =	194,120

2017 Est. T.C.V. 009-460-008-00	=	316,495				
Est. TCV/Total Floor Area = 195.25, Most recent sale 01/13/2012 for 220,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
145,700	145,700	145,700	136,042	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	12,500	0	0	1,224	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
158,200	158,200	158,200	137,266	137,266	0	

Draft Record Card - Printed before March Board of Review

009-460-009-00 2017 Est. T.C.V. COOPER FLOYD A TRUST
 Property Class: 401 6680 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	51.00	99.00	0.9951	1.0000	2400	100		121,796
51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								121,796

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	180	0	0
Shed: Metal Prefab	8.33	1.00	40	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1928

(11) Heating System: Space Heater
 Ground Area = Size for Rates = 400 SF Floor Area = 400 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	63.46	-11.86	-1.89	400	19,884

Other Additions/Adjustments Rate Size Cost

(1) Exterior

Brick Veneer	7.85	160	1,256
--------------	------	-----	-------

(13) Plumbing

Average Fixture(s)	525.00	1	525
--------------------	--------	---	-----

Draft Record Card - Printed before March Board of Review

(14) Water/Sewer

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

(16) Porches

CGEP (1 Story), Standard	30.00	200	6,000
--------------------------	-------	-----	-------

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

Base Cost	24.85	192	4,771
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 48,643

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 29,186
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 40,860

2017 Est. T.C.V. 009-460-009-00 = 163,131
 Est. TCV/Total Floor Area = 407.83

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,700	75,700	75,700	70,009	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,900	0	630	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
81,600	81,600	81,600	70,639	70,639	0	

009-460-010-00	2017 Est. T.C.V.	WINKEL JAMES L & KIMBERLY
Property Class: 401		6684 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	51.00	95.00	0.9951	1.0000	2400	100		121,796
51 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 121,796

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	214	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	1014	0	0
Shed: Wood Frame/Conc.	13.81	1.00	160	50	1,105

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					5,855

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+10 Blt 1973

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1488 SF Floor Area = 1716 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	79.51	0.00	2.67	912	74,948
1	Story Siding	Overhang	36.53	0.00	0.00	576	21,041

Other Additions/Adjustments	Rate	Size	Cost
-----------------------------	------	------	------

(9) Basement Finish

Basement Recreation Finish	11.45	426	4,878
----------------------------	-------	-----	-------

Draft Record Card - Printed before March Board of Review

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Fireplace: Exterior 1 Story	3875.00	1	3,875
-----------------------------	---------	---	-------

(16) Porches

CCP (1 Story), Standard	27.17	120	3,260
-------------------------	-------	-----	-------

(16) Deck/Balcony

Treated Wood,Standard	7.49	147	1,101
Treated Wood,Standard	7.62	138	1,052
Treated Wood,Standard	6.10	741	4,520

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	17.91	952	17,050
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	29.25	192	5,616
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 199,601

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 129,741
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 181,637

Parcel Number: 009-460-010-00

Page: 2

2017 Est. T.C.V. 009-460-010-00	=	309,288				
Est. TCV/Total Floor Area = 180.24, Most recent sale 06/25/2015 for 269,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
123,800	123,800	123,800	123,800	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	24,200	10,800	4,200	24,200	1,076	4,200
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
154,600	154,600	154,600	144,876	144,876	144,876	

Draft Record Card - Printed before March Board of Review

009-460-011-00 2017 Est. T.C.V. HAYS MARION S ET AL
 Property Class: 401 6688 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	51.00	93.00	0.9951	1.0000	2400	100		121,796
51 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								121,796

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 1950

(11) Heating System: Space Heater

Ground Area = Size for Rates = 552 SF Floor Area = 552 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	56.65	-10.95	-1.89	552	24,183

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	525.00	1	525
--------------------	--------	---	-----

(14) Water/Sewer

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

County Multiplier = 1.38 => **Draft Record Card - Printed before March Board of Review** Cost New = 37,529

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 20,641
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 28,898

2017 Est. T.C.V. 009-460-011-00 = 151,169

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
69,900	69,900	69,900	44,794	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	0	403	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
75,600	75,600	75,600	45,197	45,197	0	

009-460-012-00 2017 Est. T.C.V. DALY RICHARD J & DEBRA L
 Property Class: 401 6692 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	51.00	95.00	0.9951	1.0000	2400	100		121,796
51 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								121,796

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1192 SF Floor Area = 1788 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	91.19	-10.27	0.00	1192	96,457

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

Draft Record Card - Printed before March Board of Review

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
---------------------	---------	---	-------

(16) Porches

WCP (1 Story), Standard	29.42	96	2,824
-------------------------	-------	----	-------

(16) Deck/Balcony

Treated Wood, Standard	6.54	336	2,197
------------------------	------	-----	-------

(17) Garages

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

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

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)	3.97	110	437
----------------------	------	-----	-----

County Multiplier = 1.38 => Cost New = 168,050

Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 156,287
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 218,801

2017 Est. T.C.V. 009-460-012-00 = 342,972
 Est. TCV/Total Floor Area = 191.82

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
157,900	157,900	157,900	137,298	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,600	0	0	1,235	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
171,500	171,500	171,500	138,533	138,533	0

009-460-013-00 2017 Est. T.C.V. SHAFLEY ANDREW P & BRENDA L
 Property Class: 401 6696 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	51.00	95.00	0.9951	1.0000	2400	100		121,796
51 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								121,796

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	99	0	0
Shed: Wood Frame	11.53	1.00	96	94	1,041
Dock: Light posts	21.31	1.00	350	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					2,466

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1948

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 634 SF Floor Area = 634 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.65	-12.37	0.00	634	36,950

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Brick Veneer 8.25 408 3,366

Draft Record Card - Printed before March Board of Review

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	34.09	184	6,273
--------------------------	-------	-----	-------

(17) Garages

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

Base Cost	23.20	280	6,496
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 86,521

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 51,912

Separately Depreciated Items:

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT)	3.75	280	1,050
County Multiplier = 1.38 =>			Cost New = 1,449
Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,			Depr.Cost = 1,362

Total Depreciated Cost = 53,274
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 74,584

2017 Est. T.C.V. 009-460-013-00 = 198,846

Parcel Number: 009-460-013-00

Page: 2

Est. TCV/Total Floor Area = 313.64, Most recent sale 09/19/2008 for 197,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
92,800	92,800	92,800	74,691	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,600	0	0	672	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
99,400	99,400	99,400	75,363	75,363		0

Draft Record Card - Printed before March Board of Review

009-460-014-00 2017 Est. T.C.V. NASH JAMES D & SARAH J
 Property Class: 401 6702 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	95.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
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 1.5S Cls C+5 Blt 2004

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1130 SF Floor Area = 1695 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	87.90	0.00	0.00	1130	99,327

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

Draft Record Card - Printed before March Board of Review

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	7.59	527	4,000
WPP, Standard	8.96	336	3,011
WPP, Standard	17.75	60	1,065

(16) Deck/Balcony

Treated Wood, Standard	6.54	336	2,197
Treated Wood w/Roof, Standard	39.80	32	1,274

(17) Garages

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

Base Cost	23.16	281	6,508
-----------	-------	-----	-------

County Multiplier = 1.38 => Cost New = 171,111

Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 159,133
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 222,787

2017 Est. T.C.V. 009-460-014-00 = 343,757

Est. TCV/Total Floor Area = 202.81

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
158,200	158,200	158,200	122,490	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,700	0	0	1,102	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
171,900	171,900	171,900	123,592	123,592	0

009-460-015-00 2017 Est. T.C.V. GENTNER KATHLEEN A
 Property Class: 401 6706 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	95.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	94	940
BOAT LIFT	500.00	1.00	1.0	94	470
Total Estimated Land Improvements True Cash Value =					1,410

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C Blt 1962

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1206 SF Floor Area = 1953 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Block	Slab	96.54	-11.33	0.00	577	49,166
1.5	Story Siding	Slab	82.74	-11.33	0.00	320	22,851
1.5	Story Siding	Slab	82.74	-11.33	0.00	309	22,066

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400

Draft Record Card - Printed before March Board of Review

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

(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 2 Story	4650.00	1	4,650

(16) Porches			
WPP, Standard	14.31	106	1,517

(16) Deck/Balcony			
Treated Wood, Standard	6.42	427	2,741

(17) Garages			
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	17.50	528	9,240
Mechanical Doors	350.00	1	350
Class:D Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	22.96	286	6,567
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 177,206

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 115,184
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 161,257

2017 Est. T.C.V. 009-460-015-00					=	282,667
Est. TCV/Total Floor Area = 144.73, Most recent sale 09/01/1998 for 133,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
130,000	130,000	130,000	98,421	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,300		0	0	885	0

Parcel Number: 009-460-015-00

Page: 2

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
141,300	141,300	141,300	99,306	99,306	99,306

Draft Record Card - Printed before March Board of Review

009-460-016-00 2017 Est. T.C.V. CHRISTNER BRIAN & KIMBERLY (LE)
 Property Class: 401 6714 LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	95.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates
 Land Improvment Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	90	71	220
Shed: Metal Prefab	9.29	1.00	80	71	528
Total Estimated Land Improvements True Cash Value =					748

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 = 1320 SF Floor Area = 1320 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.04	-9.08	0.00	1320	72,547

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

Draft Record Card - Printed before March Board of Review

(15) Built-Ins & Fireplaces

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

(17) Garages

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

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

County Multiplier = 1.38 => Cost New = 130,472

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 84,807

Separately Depreciated Items:

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT)	3.75	440	1,650
County Multiplier = 1.38 =>		Cost New =	2,277
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,		Depr.Cost =	1,935

Total Depreciated Cost = 86,742
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 121,439

2017 Est. T.C.V. 009-460-016-00 = 242,187

Est. TCV/Total Floor Area = 183.47, Most recent sale 09/01/1996 for 140,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
113,500	113,500	113,500	92,056	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,600	0	0	828	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
121,100	121,100	121,100	92,884	92,884	0

009-460-017-00 2017 Est. T.C.V. PAULUS FIRMIN A TRUST
 Property Class: 401 6728 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	95.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 984 SF Floor Area = 1230 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	69.05	-8.80	0.00	984	59,286

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

Draft Record Card - Printed before March Board of Review

(15) Built-Ins & Fireplaces

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

County Multiplier = 1.38 => Cost New = 92,986

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 55,791

Separately Depreciated Items:

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)	3.97	40	159
County Multiplier = 1.38 =>		Cost New =	219
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,		Depr.Cost =	156

Total Depreciated Cost = 55,947
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 78,326

2017 Est. T.C.V. 009-460-017-00 = 199,276
 Est. TCV/Total Floor Area = 162.01

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
91,600	91,600	91,600	62,918	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,000	0	566	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
99,600	99,600	99,600	63,484	63,484	0	

009-460-018-00	2017 Est. T.C.V.	BARRETT PATRICIA A
Property Class: 401		6770 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	95.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 120,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

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

(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	58.48	-8.59	0.00	1080	53,881

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

Draft Record Card - Printed before March Board of Review

(15) Built-Ins & Fireplaces

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

(16) Porches

WGEP (1 Story), Standard	32.29	180	5,812
WCP (1 Story), Standard	43.88	36	1,580

County Multiplier = 1.38 => Cost New = 97,556

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 63,412

Separately Depreciated Items:

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT)	3.75	352	1,320
County Multiplier = 1.38 =>		Cost New =	1,822
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,		Depr.Cost =	1,548

Total Depreciated Cost = 64,960

ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 90,944

2017 Est. T.C.V. 009-460-018-00 = 211,914

Est. TCV/Total Floor Area = 196.22, Most recent sale 10/01/2002 for 250,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
99,000	99,000	99,000	88,085	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,000	0	0	792	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
106,000	106,000	106,000	88,877	88,877	0

009-460-019-00 2017 Est. T.C.V. WILDEBOER STEVE
 Property Class: 401 6782 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	96.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	840	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	94	2,350
Total Estimated Land Improvements True Cash Value =					2,350

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+10 Blt 1991

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1008 SF Floor Area = 1260 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	84.89	0.00	0.00	1008	85,569

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

Draft Record Card - Printed before March Board of Review

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
---------------------	---------	---	-------

(16) Deck/Balcony

Treated Wood,Standard	6.43	424	2,726
-----------------------	------	-----	-------

County Multiplier = 1.38 => Cost New = 129,316

Phy/Ab.Phy/Func/Econ/Comb.%Good= 81/100/100/100/81.0, Depr.Cost = 104,746

Separately Depreciated Items:

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT)	3.75	500	1,875
County Multiplier = 1.38 =>		Cost New =	2,588
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,		Depr.Cost =	2,199

Total Depreciated Cost = 106,946

ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 149,724

2017 Est. T.C.V. 009-460-019-00 = 272,074

Est. TCV/Total Floor Area = 215.93

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
125,200	125,200	125,200	83,671	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,800	0	0	753	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
136,000	136,000	136,000	84,424	84,424	0	

009-460-020-00	2017 Est. T.C.V.	DUVALL L KIM TRUST
Property Class: 401		6790 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	49.95	97.31	1.0003	1.0000	2400	100		119,910
50 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 119,910

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	612	0	0
D/W/P: Crushed Rock	1.24	1.00	100	0	0
Shed: Wood Frame	12.61	1.00	64	71	573

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	2.0	97	4,850
Total Estimated Land Improvements True Cash Value =					5,423

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+10 Blt 2011

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 872 SF Floor Area = 1399 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	87.38	-11.15	0.00	872	66,473
1	Story Siding	Overhang	40.07	0.00	0.00	309	12,382

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	760.00	1	760
2 Fixture Bath	1,600.00	1	1,600

Draft Record Card - Printed before March Board of Review

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
---------------------	---------	---	-------

(16) Porches

WPP, Standard	8.09	457	3,697
WPP, Standard	17.64	61	1,076
WPP, Standard	21.47	42	902
WPP, Standard	32.96	17	560

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	21.81	618	13,479
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375
Class:D Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	20.75	352	7,304
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 156,504

Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Depr.Cost = 151,809
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 212,533

2017 Est. T.C.V. 009-460-020-00	=	337,866
Est. TCV/Total Floor Area = 241.51, Most recent sale 11/11/2011 for 300,000		
2016 Assessed	MBOR	S.E.V.
155,600	155,600	155,600
2017	New Eq. Adjustment	Loss
	Additions	Tax Adjustment
	Losses	

Parcel Number: 009-460-020-00

Page: 2

	0	13,300	0	0	1,247	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	168,900	168,900	168,900	139,837	139,837	139,837

Draft Record Card - Printed before March Board of Review

009-460-021-00	2017 Est. T.C.V.	BRUBAKER ERIC J & HEATHER A
Property Class: 401		6800 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	53.00	100.00	0.9855	1.0000	2400	100		125,360
53 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 125,360

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	2000	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 CD Blt 1958

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	61.72	-9.20	-2.85	832	41,325

Other Additions/Adjustments	Rate	Size	Cost
-----------------------------	------	------	------

(13) Plumbing

Average Fixture(s)	630.00	1	630
--------------------	--------	---	-----

(14) Water/Sewer

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

Draft Record Card - Printed before March Board of Review

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	36.12	144	5,201
--------------------------	-------	-----	-------

(17) Garages

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

Base Cost	17.50	528	9,240
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 89,992

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 53,995

Separately Depreciated Items:

(16) Porches

CGEP (1 Story), Standard	52.74	60	3,164
County Multiplier = 1.38 =>			Cost New = 4,367
Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0,			Depr.Cost = 3,756

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT)	3.75	750	2,813
County Multiplier = 1.38 =>			Cost New = 3,881
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,			Depr.Cost = 3,299

Total Depreciated Cost = 61,050

ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 85,470

2017 Est. T.C.V. 009-460-021-00 = 212,285

Parcel Number: 009-460-021-00

Page: 2

Est. TCV/Total Floor Area = 255.15, Most recent sale 08/25/2008 for 265,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
99,300	99,300	99,300	92,777	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,800	0	0	834	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
106,100	106,100	106,100	93,611	93,611		0

Draft Record Card - Printed before March Board of Review

009-460-021-50 2017 Est. T.C.V. MACHAK ROBERT G & MARY T TRUST
 Property Class: 401 6792 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	44.00	99.33	1.0325	1.0000	2400	100		109,029
44 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								109,029

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.44	1.00	69	94	807
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					3,232

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+10 Blt 1955

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 754 SF Floor Area = 754 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	78.50	0.00	0.00	754	59,189

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

Draft Record Card Printed before March Board of Review

(15) Built-Ins & Fireplaces

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

(16) Porches

WGEP (1 Story), Standard	28.16	286	8,054
WPP, Standard	18.30	55	1,007
WPP, Standard	23.11	37	855
WPP, Standard	14.31	106	1,517

(16) Deck/Balcony

Treated Wood, Standard	6.48	371	2,404
------------------------	------	-----	-------

County Multiplier = 1.38 => Cost New = 113,660

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 85,245
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 119,343

2017 Est. T.C.V. 009-460-021-50 = 231,604

Est. TCV/Total Floor Area = 307.17, Most recent sale 06/17/2011 for 212,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
108,400	108,400	108,400	99,357	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,400	0	894	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
115,800	115,800	115,800	100,251	100,251	0	

009-460-022-00 2017 Est. T.C.V. O'CONNELL GREGORY & LINDA
 Property Class: 401 6810 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	66.00	102.00	0.9329	1.0000	2400	100		147,779
66 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								147,779

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	624	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					2,425

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

(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	Crawl Space	64.42	-9.17	0.00	1272	70,278

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

Draft Record Card - Printed before March Board of Review

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875
Fireplace: Wood Stove	1350.00	1	1,350

(16) Porches

CGEP (1 Story), Standard	34.77	176	6,120
--------------------------	-------	-----	-------

County Multiplier = 1.38 => Cost New = 120,108

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 78,070
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 109,298

2017 Est. T.C.V. 009-460-022-00 = 259,502

Est. TCV/Total Floor Area = 204.01, Most recent sale 07/01/1996 for 140,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
122,200	122,200	122,200	103,607	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,600	0	0	932	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
129,800	129,800	129,800	104,539	104,539	0

009-460-024-00	2017 Est. T.C.V.	OHLE RICHARD L & NANCY L
Property Class: 401		6842 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	141.00	109.00	0.5980	1.0000	2200	100		185,498
<Site Value F> 354 Back Lots					40000	100	BACK LOTS	40,000
391 Actual Front Feet, 1.27 Total Acres Total Est. Land Value =								225,498

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

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

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	57.53	0.00	-2.85	1176	64,304

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

Draft Record Card Printed before March Board of Review

(15) Built-Ins & Fireplaces

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

(16) Porches

WGEP (1 Story), Standard	25.69	336	8,632
--------------------------	-------	-----	-------

(17) Garages

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

Base Cost	19.07	432	8,238
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 126,089

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 75,653
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 105,915

2017 Est. T.C.V. 009-460-024-00 = 333,838

Est. TCV/Total Floor Area = 283.88

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
132,700	132,700	132,700	132,700	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	34,200	0	1,194	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
166,900	166,900	166,900	133,894	133,894	0	

009-460-027-00	2017 Est. T.C.V.	KOPECK THOMAS R & SUSAN
Property Class: 401		6677 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
* Factors * W PART OF 3 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> GROUP D BACKLOT					8000	100		8,000
<Site Value E> E BACK LOTS					5500	100		5,500
<Site Value E> E BACK LOTS					5500	100		5,500
111 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								19,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.2	95	190
Total Estimated Land Improvements True Cash Value =					190

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 520 SF Floor Area = 520 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	69.82	-12.27	-2.85	520	28,444

Other Additions/Adjustments	Rate	Size	Cost
-----------------------------	------	------	------

(13) Plumbing

Average Fixture(s)	630.00	1	630
--------------------	--------	---	-----

(14) Water/Sewer

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

Draft Record Card Printed before March Board of Review

(15) Built-Ins & Fireplaces

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

County Multiplier = 1.38 => Cost New = 51,769

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 31,062
ECF (4161 BUENA VISTA AREA BACK LOTS) 0.900 => TCV of Bldg: 1 = 27,955

2017 Est. T.C.V. 009-460-027-00 = 47,145

Est. TCV/Total Floor Area = 90.66

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
24,700	24,700	24,700	20,141	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,100	0	0	181	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
23,600	23,600	23,600	20,322	20,322	0

009-460-030-00 2017 Est. T.C.V. MALEWITZ BERNARD & PATTY
 Property Class: 402 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
45 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	12,000

2017 Est. T.C.V. 009-460-030-00 = 12,000

Est. TCV/Total Floor Area = 23.08

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	3,674	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	33	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	3,707	3,707	0	

Draft Record Card - Printed before March Board of Review

009-460-030-30 2017 Est. T.C.V. ELBLE JEFFERY B & ELIZABETH G
 Property Class: 401 6639 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> GROUP H SITE10K					10000	100		10,000
<Site Value H> GROUP H SITE10K					10000	100	EAST 1/2 OF 3	10,000
103 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								20,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	230	0	0
Shed: Metal Prefab	8.93	1.00	54	50	241
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 =					716

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

(11) Heating System: Space Heater
 Ground Area = Size for Rates = 943 SF Floor Area = 943 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	60.08	-10.61	-2.85	943	43,963

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

Draft Record Card - Printed before March Board of Review

(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

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

Base Cost	19.07	432	8,238
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 86,417

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 51,850
 ECF (4161 BUENA VISTA AREA BACK LOTS) 0.900 => TCV of Bldg: 1 = 46,665

2017 Est. T.C.V. 009-460-030-30 = 67,381

Est. TCV/Total Floor Area = 71.45, Most recent sale 05/12/2006 for 110,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
35,600	35,600	35,600	31,266	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,900	0	0	281	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
33,700	33,700	33,700	31,547	31,547	0

009-460-030-60	2017 Est. T.C.V.	TROOST RANDAL C TRUSTEE
Property Class: 401		6621 LAKEVIEW DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
45 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	12,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	288	50	461
Total Estimated Land Improvements True Cash Value =					461

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

(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

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

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

Base Cost	20.05	480	9,624
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 25,280

Draft Record Card - Printed before March Board of Review

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 22,752
ECF (4161 BUENA VISTA AREA BACK LOTS) 0.980 => TCV of Bldg: 1 = 22,297

2017 Est. T.C.V. 009-460-030-60 = 34,758

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,300	17,300	17,300	10,341	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	93	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,400	17,400	17,400	10,434	10,434	0	

009-460-032-00 2017 Est. T.C.V. DALY RICHARD J & DEBRA L
 Property Class: 402 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
91 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	12,000

2017 Est. T.C.V. 009-460-032-00 = 12,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/08/2005 for 17,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
6,000	6,000	6,000	2,066	0.90

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	18	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,000	6,000	6,000	2,084	2,084	0

Draft Record Card - Printed before March Board of Review

009-460-033-00 2017 Est. T.C.V. REID PATRICK ETAL
 Property Class: 402 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
111 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	12,000

2017 Est. T.C.V. 009-460-033-00 = 12,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/01/2000 for 32,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	2,283	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	20	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	2,303	2,303	0	

Draft Record Card - Printed before March Board of Review

009-460-034-00 2017 Est. T.C.V. SHAFLEY ANDREW P & BRENDA
 Property Class: 401 6702 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	12,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.00	384	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 GRG Cls C+5 Blt 2016

(11) Heating System: No Heating/Cooling
 Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Other Additions/Adjustments			Rate			Size	Cost

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

Base Cost	10.13		2048	20,746
Automatic Doors	375.00		2	750

County Multiplier = 1.38 => Cost New = 29,665

Notes: GRG ONLY - NO PLUMBING - 15' HIGH

Draft Record Card - Printed before March Board of Review

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 29,368
 ECF (4161 BUENA VISTA AREA BACK LOTS) 0.980 => TCV of Bldg: 1 = 28,781

2017 Est. T.C.V. 009-460-034-00						=	41,731
Est. TCV/Total Floor Area =	0.00	Most recent sale 05/18/2013 for 17,500					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
6,000	6,000	6,000	6,000	0.90			
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
14,300	600		0	14,300	54	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,900	20,900	20,900	20,354	20,354		0	

009-460-035-00 2017 Est. T.C.V. NASH JAMES & SARAH TRUSTS
 Property Class: 401 6702 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	50	1/2 OF A SITE	6,000
25 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								6,000

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
---------	----------	------------	------	-----------	----------	------	------

Other Additions/Adjustments	Rate	Size	Cost
-----------------------------	------	------	------

(17) Garages

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

Base Cost	19.07	432	8,238
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 11,852

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 7,704
 ECF (4161 BUENA VISTA AREA BACK LOTS) 0.980 => TCV of Bldg: 1 = 7,550

2017 Est. T.C.V. 009-460-035-00 = 13,550

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
6,700	6,700	6,700	4,239	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	38	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBI
6,800	6,800	6,800	4,277	4,277	0

Draft Record Card - Printed before March Board of Review

009-460-035-50 2017 Est. T.C.V. NASH JAMES D & SARAH J TRUSTS
 Property Class: 402 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	50	1/2 A SITE	6,000
25 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	6,000

2017 Est. T.C.V. 009-460-035-50 = 6,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/18/2013 for 8,750

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
3,000	3,000	3,000	3,000	0.90

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

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,000	3,000	3,000	3,027	3,000	0

Draft Record Card - Printed before March Board of Review

009-460-036-00 2017 Est. T.C.V. GENTNER KATHLEEN A
 Property Class: 402 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	12,000

2017 Est. T.C.V. 009-460-036-00 = 12,000
 Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	1,630	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	14	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	1,644	1,644	1,644	

Draft Record Card - Printed before March Board of Review

009-460-037-00 2017 Est. T.C.V. CHRISTNER BRIAN P & KIMBERLY J (LE)
 Property Class: 401 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								12,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	48	94	144
Total Estimated Land Improvements True Cash Value =					144

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: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 16.58 720 11,938
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 16,957

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 16,109
 ECF (4161 BUENA VISTA AREA BACK LOTS) 0.980 => TCV of Bldg: 1 = 15,787

Draft Record Card - Printed before March Board of Review

2017 Est. T.C.V. 009-460-037-00						27,931
Est. TCV/Total Floor Area =	0.00, Most recent sale 12/01/2001 for 28,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,900	13,900	13,900	7,292	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment		Losses	
0	100	0	0	65		0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
14,000	14,000	14,000	7,357	7,357		0

009-460-038-00 2017 Est. T.C.V. PAULUS FIRMIN A TRUST
 Property Class: 402 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	12,000

2017 Est. T.C.V. 009-460-038-00 = 12,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
6,000	6,000	6,000	1,740	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	15	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,000	6,000	6,000	1,755	1,755	0

Draft Record Card - Printed before March Board of Review

009-460-039-00 2017 Est. T.C.V. BARRETT PARTICIA A
 Property Class: 401 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	12,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	52	94	185
Total Estimated Land Improvements True Cash Value =					185

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: Siding Foundation: 42 Inch (Unfinished)

Base Cost	15.40	832	12,813
Mechanical Doors	350.00	2	700
Storage area over garage	3.85	415	1,598

County Multiplier = 1.38 => Cost New = 20,853

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 19,810
 ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV of Bldg: 1 = 19,414

Draft Record Card - Printed before March Board of Review

2017 Est. T.C.V. 009-460-039-00	=	31,599			
Est. TCV/Total Floor Area =	0.00				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
15,700	15,700	15,700	8,381	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	100	0	0	75	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,800	15,800	15,800	8,456	8,456	0

009-460-040-00 2017 Est. T.C.V. WILDEBOER STEVE
 Property Class: 401 6787 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								12,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	480	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					970

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 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:C Exterior: Pole Foundation: 42 Inch (Unfinished)
 Base Cost 10.91 1500 16,365
 Automatic Doors 375.00 2 750

County Multiplier = 1.38 => Cost New = 23,619

Draft Record Card - Printed before March Board of Review

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 22,438
 ECF (4161 BUENA VISTA AREA BACK LOTS) 0.980 => TCV of Bldg: 1 = 21,989

2017 Est. T.C.V. 009-460-040-00 = 34,959							
Est. TCV/Total Floor Area = 0.00							
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
17,400	17,400	17,400	10,341	0.90			
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	0	93	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
17,500	17,500	17,500	10,434	10,434	0		

009-460-041-00 2017 Est. T.C.V. DUVALL L KIM TRUST
 Property Class: 401 6792 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	12,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	420	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 GRG Cls C Blt 2013

(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	10.91	1456	15,885
Automatic Doors	375.00	2	750
Storage area over garage	3.95	364	1,438

County Multiplier = 1.38 => Cost New = 24,940

Draft Record Card - Printed before March Board of Review

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 24,691
 ECF (4161 BUENA VISTA AREA BACK LOTS) 0.980 => TCV of Bldg: 1 = 24,197

2017 Est. T.C.V. 009-460-041-00 = 37,622

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
18,700	18,700	18,700	15,170	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	136	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,800	18,800	18,800	15,306	15,306	15,306	

009-460-042-00 2017 Est. T.C.V. BENNICK EDWARD C & CARLA R
 Property Class: 401 6799 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	12,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	96	94	269
Shed: Wood Frame	9.59	1.00	80	94	721
Total Estimated Land Improvements True Cash Value =					990

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Slab	56.94	-10.63	0.66	624	29,309

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

County Multiplier = 1.38 => Cost New = 47,481

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 30,862
 ECF (4161 BUENA VISTA AREA BACK LOTS) 0.980 => TCV of Bldg: 1 = 30,245

2017 Est. T.C.V. 009-460-042-00 = 43,235
 Est. TCV/Total Floor Area = 69.29, Most recent sale 12/01/1999 for 33,220

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
21,500	21,500	21,500	14,914	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	134	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
21,600	21,600	21,600	15,048	15,048	0

009-460-043-00 2017 Est. T.C.V. O'CONNELL GREGORY & LINDA
 Property Class: 402 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
<Site Value C> C BACK LOTS 12K					12000	100		12,000
100 Actual Front Feet, 0.38 Total Acres Total Est. Land Value =								24,000

2017 Est. T.C.V. 009-460-043-00 = 24,000

Est. TCV/Total Floor Area = 38.46, Most recent sale 07/01/1996 for 10,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,000	12,000	12,000	2,611	0.90		
2017	New Eq.	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	23	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,000	12,000	12,000	2,634	2,634	0	

Draft Record Card - Printed before March Board of Review

009-460-050-00 2017 Est. T.C.V. MISSAUKEE HEIGHTS 2
 Property Class: 700 OUTLOT B
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F & SURPL1456.00	1456.00	97.50	0.5119	1.0000	800	100		596,295
1456 Actual Front Feet, 3.26	Total Acres		Total Est. Land Value =					596,295

2017 Est. T.C.V. 009-460-050-00	=	0			
Est. TCV/Total Floor Area =	0.00				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

Draft Record Card - Printed before March Board of Review

009-470-001-00	2017 Est. T.C.V.	DVORAK MARK & KAREN
Property Class: 401		1810 S GOLDENROD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	40.00	139.00	1.0574	1.0000	2400	100		101,508
40 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	101,508

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	1434	0	0
D/W/P: Brick on Sand	9.39	1.00	137	0	0
D/W/P: Brick on Sand	9.39	1.00	106	0	0
D/W/P: Brick on Sand	9.39	1.00	355	0	0
Shed: Wood Frame	10.34	1.00	162	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+10 Blt 1930

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Crawl Space	71.28	-9.83	0.00	1000	61,450
1	Story Siding	Basement	69.75	0.00	0.00	400	27,900

Other Additions/Adjustments Rate Size Cost

(1) Exterior
Brick Veneer

Draft Record Card - Printed before March Board of Review

8.25 76 627

(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
Fireplace: Exterior 1 Story	3875.00	1	3,875

(16) Porches

CGEP (1 Story), Standard	58.45	50	2,923
--------------------------	-------	----	-------

(16) Deck/Balcony

Treated Wood, Standard	6.86	239	1,640
Treated Wood, Standard	11.34	43	488

(17) Garages

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

Base Cost	19.70	440	8,668
Mechanical Doors	350.00	1	350

County Multiplier = 1.42 => Cost New = 164,800

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 115,360

Separately Depreciated Items:

Unit-in-Place Cost Items:

Parcel Number: 009-470-001-00

Page: 2

BOAT HOUSE (BY SQ FT)	3.75	190	713
County Multiplier = 1.42 =>		Cost New =	1,012
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,		Depr.Cost =	718
ROOF STRUCT. (SQ FT)	3.97	140	556
County Multiplier = 1.42 =>		Cost New =	789
Phy/Ab.Phy/Func/Econ/Comb.%Good= 57/100/100/100/57.0,		Depr.Cost =	450
		Total Depreciated Cost =	116,529
ECF (403 - LAKE MISSAUKEE AREA RES)	1.400 =>	TCV of Bldg: 1 =	163,140

2017 Est. T.C.V. 009-470-001-00 = 269,398

Est. TCV/Total Floor Area = 192.43, Most recent sale 09/25/2015 for 250,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
103,600	103,600	103,600	103,600	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
16,252	14,848	0	16,252	932	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
134,700	134,700	134,700	120,784	120,784	0	

Draft Record Card - Printed before March Board of Review

009-470-002-00 2017 Est. T.C.V. MCCORMIC ALLYN L & JANET M
 Property Class: 401 7246 W MISSAUKEE LAKE BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	40.00	139.00	1.0574	1.0000	2400	100		101,508
40 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								101,508

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	108	0	0
Shed: Wood Frame	9.24	1.00	160	73	1,079
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					2,029

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1942

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1567 SF Floor Area = 1567 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	55.54	-9.38	0.00	744	34,343
1	Story Siding	Basement	54.86	0.00	0.00	823	45,150

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

Draft Record Card - Printed before March Board of Review

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	39.32	120	4,718
CCP (1 Story), Standard	30.95	77	2,383

(16) Deck/Balcony

Treated Wood, Standard	6.55	250	1,638
------------------------	------	-----	-------

County Multiplier = 1.38 => Cost New = 134,001

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 87,100

Separately Depreciated Items:

Square footage # 2 is depreciated at 86 %Good...	Base Cost Was =	45,150
County Multiplier = 1.38 =>	Cost New =	62,307
Phy/Ab.+hy/Func/Econ/Comb.%Good= 21/100/100/100/21.0,	Depr.Cost =	13,084
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 =		140,259

2017 Est. T.C.V. 009-470-002-00 = 243,796

Est. TCV/Total Floor Area = 155.58					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
112,300	112,300	112,300	83,695	0.90	
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment
0	9,600	0	0	753	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-470-002-00

Page: 2

121,900	121,900	121,900	84,448	84,448	0
---------	---------	---------	--------	--------	---

Draft Record Card - Printed before March Board of Review

009-470-003-00 2017 Est. T.C.V. SCHUT THOMAS H & BEVERLY A
 Property Class: 401 7250 W MISSAUKEE BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	40.00	140.00	1.0574	1.0000	2400	100		101,508
40 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								101,508

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	100	0	0
D/W/P: 4in Concrete	3.35	1.00	400	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

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

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 1076 SF Floor Area = 1076 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	58.52	-10.28	1.87	1076	53,918

Other Additions/Adjustments	Rate	Size	Cost
-----------------------------	------	------	------

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

(14) Water/Sewer

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

Draft Record Card Printed before March Board of Review

(15) Built-Ins & Fireplaces

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

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

Base Cost	18.20	480	8,736
Automatic Doors	375.00	1	375

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

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

County Multiplier = 1.38 => Cost New = 106,956

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 64,174
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 89,843

2017 Est. T.C.V. 009-470-003-00 = 192,301
 Est. TCV/Total Floor Area = 178.72

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
95,200	95,200	95,200	57,310	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	515	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
96,200	96,200	96,200	57,825	57,825	0	

009-470-004-00 2017 Est. T.C.V. BOOMGAARD THOMAS A
Property Class: 401 7268 W MISSAUKEE BLVD
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	40.00	141.00	1.0574	1.0000	2400	100		101,508
40 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								101,508

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.45	1.00	48	50	251
Shed: Wood Frame	9.49	1.00	84	50	398
Total Estimated Land Improvements True Cash Value =					649

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls D Blt 1941

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Crawl Space	52.31	-8.79	0.66	858	37,906

Other Additions/Adjustments Rate Size Cost

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

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

(15) Built-Ins & Fireplaces **Draft Record Card - Printed before March Board of Review**
Appliance Allowance 1,235.00 1 1,235
Fireplace: Exterior 1 Story 3050.00 1 3,050

(16) Porches
CSEP (1 Story), Standard 33.04 98 3,238

(16) Deck/Balcony
Treated Wood, Standard 6.24 255 1,591
Treated Wood, Standard 8.08 80 646

County Multiplier = 1.38 => Cost New = 69,937

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 38,465
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 53,851

2017 Est. T.C.V. 009-470-004-00 = 156,008

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
74,700	74,700	74,700	47,432	0.90	0	0	0	426	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
78,000	78,000	78,000	47,858	47,858	0				

009-470-005-00	2017 Est. T.C.V.	FEDEWA DALE J & SHERRY L
Property Class: 401		7280 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	40.00	143.00	0.8034	1.0000	2400	100		77,129
<Site Value C> C BACK LOTS 12K					12000	100		12,000
120 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								89,129

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	4.23	1.00	1044	0	0
Fencing: Wire Mesh, #9	1.98	1.00	160	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					4,750

Cost Est. for Res. Bldg: 1 Single Family LOG Cls BC Blt 1986

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 1232 SF Floor Area = 1848 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1.5 Story Cedar Logs Basement 110.23 0.00 2.77 1232 139,216

Other Additions/Adjustments	Rate	Size	Cost
-----------------------------	------	------	------

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

Draft Record Card - Printed before March Board of Review

(14) Water/Sewer
Public Sewer 1487.00 1 1,487
Well, 50 Feet 1600.00 1 1,600

(15) Built-Ins & Fireplaces
Appliance Allowance 2610.00 1 2,610
Fireplace: Exterior 1 Story 4925.00 1 4,925

(16) Porches
WCP (1 Story), Standard 21.08 352 7,420
WPP, Standard 9.12 504 4,596

(16) Deck/Balcony
Treated Wood,Standard 7.50 300 2,250

(17) Garages
Class:BC Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 22.25 624 13,884
Automatic Doors 425.00 1 425
Class:BC Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 31.20 200 6,240
Mechanical Doors 400.00 1 400

County Multiplier = 1.38 => Cost New = 261,784

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 209,427
ECF (403 - LAKE MISSAUKEE AREA RES) 1.350 => TCV of Bldg: 1 = 282,727

2017 Est. T.C.V. 009-470-005-00 = 376,606
Est. TCV/Total Floor Area = 203.79, Most recent sale 08/01/2002 for 235,000
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.
182,400 182,400 182,400 165,034 0.90
2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses

Parcel Number: 009-470-005-00

Page: 2

	0	5,900	0	0	1,485	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	188,300	188,300	188,300	166,519	166,519	0

Draft Record Card - Printed before March Board of Review

009-470-006-00	2017 Est. T.C.V.	AVIATIEK LLC
Property Class: 401		1811 S ARBUTUS AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	80.00	147.00	0.7477	1.0000	2400	100		143,553
<Site Value C> C BACK LOTS 12K					12000	100		12,000
160 Actual Front Feet, 0.42 Total Acres Total Est. Land Value =								155,553

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	151	0	0
D/W/P: 4in Ren. Conc.	5.31	1.00	880	0	0
Shed: Wood Frame	15.86	1.00	70	94	1,043
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					5,793

Cost Est. for Res. Bldg: 1 Single Family 2S Cls BC Blt 2013

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1123 SF Floor Area = 2276 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	123.48	0.00	3.70	1123	142,823
1	Story Siding	Overhang	43.50	0.00	0.00	30	1,305

Other Additions/Adjustments Rate Size Cost

(1) Exterior
Stone Veneer

Draft Record Card - Printed before March Board of Review

(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	2	7,050

(14) Water/Sewer

Well, 100 Feet	3050.00	1	3,050
2000 Gal Septic	5650.00	1	5,650

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
---------------------	---------	---	-------

(16) Porches

WCP (1 Story), Standard	26.52	166	4,402
CCP (1 Story), Standard	38.87	60	2,332
CCP (1 Story), Standard	48.76	39	1,902
WPP, Standard	18.65	68	1,268

(16) Deck/Balcony

Treated Wood, Standard	7.63	267	2,037
Treated Wood, Standard	8.14	176	1,433
Treated Wood, Standard	7.87	216	1,700

County Multiplier = 1.38 => Cost New = 247,323

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 237,430
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 332,403

2017 Est. T.C.V. 009-470-006-00 = 493,749

Est. TCV/Total Floor Area = 216.94, Most recent sale 08/21/2012 for 215,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
231,400	231,400	231,400	208,735	0.90
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-470-006-00

Page: 2

0	15,500	0	0	1,878	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
246,900	246,900	246,900	210,613	210,613	0

Draft Record Card - Printed before March Board of Review

009-470-008-00 2017 Est. T.C.V. SAYEGH RAYMOND G & MARJORIE J
 Property Class: 401 1810 S ARBUTUS AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	81.00	129.00	0.8864	1.0000	2200	100		157,953
81 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								157,953

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	2930	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1895 SF Floor Area = 1895 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.76	-8.25	0.00	1087	57,078
1	Story Siding	Slab	60.76	-10.28	0.00	618	31,197
1	Story Siding	Crawl Space	60.76	-8.25	0.00	190	9,977

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

Draft Record Card - Printed before March Board of Review

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
---------------------	---------	---	-------

(16) Porches

CCP (1 Story), Standard	30.89	90	2,780
-------------------------	-------	----	-------

(16) Deck/Balcony

Treated Wood, Standard	7.90	120	948
------------------------	------	-----	-----

(17) Garages

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

Base Cost	22.20	600	13,320
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 170,171

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 120,821

Separately Depreciated Items:

Square footage # 2 is depreciated at 88 %Good...	Base Cost Was =	31,197
County Multiplier = 1.38 =>	Cost New =	43,051
Phy/Ab.+hy/Func/Econ/Comb.%Good= 17/100/100/100/17.0,	Depr.Cost =	7,319
Square footage # 3 is depreciated at 88 %Good...	Base Cost Was =	9,977
County Multiplier = 1.38 =>	Cost New =	13,768
Phy/Ab.+hy/Func/Econ/Comb.%Good= 17/100/100/100/17.0,	Depr.Cost =	2,341
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 =		182,673

Parcel Number: 009-470-008-00

Page: 2

2017 Est. T.C.V. 009-470-008-00				=	342,051	
Est. TCV/Total Floor Area = 180.50, Most recent sale 09/01/1996 for 145,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
154,300	154,300	154,300	129,852	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,700	0	0	1,168	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
171,000	171,000	171,000	131,020	131,020	0	

Draft Record Card - Printed before March Board of Review

009-470-010-00	2017 Est. T.C.V.	BECKER GEORGE A & DOUGLAS TRUSTEES
Property Class: 401		1810 S ARBUTUS AVE 100
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	41.00	144.00	1.0509	1.0000	2400	100		103,405
41 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value = 103,405

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	500	71	1,221
Total Estimated Land Improvements True Cash Value =					1,221

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 1970

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 920 SF Floor Area = 1380 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	91.34	0.00	0.00	920	84,033

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Draft Record Card - Printed before March Board of Review

(16) Deck/Balcony

Treated Wood,Standard	6.69	288	1,927
-----------------------	------	-----	-------

County Multiplier = 1.38 => Cost New = 134,752

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 87,589
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 122,624

2017 Est. T.C.V. 009-470-010-00 = 227,250

Est. TCV/Total Floor Area = 164.67

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
104,100	104,100	104,100	73,294	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,500	0	0	659	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
113,600	113,600	113,600	73,953	73,953	0	

009-470-011-00	2017 Est. T.C.V.	ZONDERVAN DAVID
Property Class: 401		1810 S ARBUTUS AVE 500
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	51.00	155.00	0.9951	1.0000	2400	100		121,796
51 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								121,796

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	90	46	132
Total Estimated Land Improvements True Cash Value =					132

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1951

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1098 SF Floor Area = 1434 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	58.30	-10.22	0.00	240	11,539
1	Story Siding	Crawl Space	58.30	-8.55	0.00	522	25,970
2	Story Siding	Slab	91.42	-10.22	0.00	336	27,283

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

Draft Record Card - Printed before March Board of Review

(15) Built-Ins & Fireplaces

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

County Multiplier = 1.38 => Cost New = 101,653

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 72,174
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 101,044

2017 Est. T.C.V. 009-470-011-00 = 222,972

Est. TCV/Total Floor Area = 155.49

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
102,500	102,500	102,500	66,867	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	9,000	0	601	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
111,500	111,500	111,500	67,468	67,468	0	

009-470-012-00 2017 Est. T.C.V. STEPHAN EDWARD D
 Property Class: 402 ARBUTUS AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	31.00	145.00	1.1269	1.0000	2400	100		83,845
31 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	83,845

2017 Est. T.C.V. 009-470-012-00 = 83,845

Est. TCV/Total Floor Area = 58.47

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
37,500	37,500	37,500	19,381	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,400	0	0	174	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,900	41,900	41,900	19,555	19,555	19,555

Draft Record Card - Printed before March Board of Review

009-470-013-00 2017 Est. T.C.V. STEPHAN EDWARD D
 Property Class: 401 1810 ARBUTUS AVE X300
 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	41.00	136.00	1.0509	1.0000	2400	100		103,405
41 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								103,405

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	620	94	2,104
Shed: Wood Frame	10.37	1.00	160	71	1,178
Total Estimated Land Improvements True Cash Value =					3,282

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1974

(11) Heating System: Forced Air w/ Ducts

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	Basement	88.61	0.00	0.00	840	74,432

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	11.45	420	4,809
----------------------------	-------	-----	-------

(13) Plumbing

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

(14) Water/Sewer

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

Draft Record Card - Printed before March Board of Review

(15) Built-Ins & Fireplaces

Fireplace: Exterior 1 Story	3875.00	1	3,875
-----------------------------	---------	---	-------

(16) Porches

WCP (1 Story), Standard	45.75	36	1,647
-------------------------	-------	----	-------

(16) Deck/Balcony

Treated Wood, Standard	6.85	240	1,644
Treated Wood, Standard	8.82	80	706

(17) Garages

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

Base Cost	17.84	960	17,126
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375
Storage area over garage	3.95	480	1,896

County Multiplier = 1.38 => Cost New = 152,224

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 106,557
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 149,180

2017 Est. T.C.V. 009-470-013-00 = 255,867

Est. TCV/Total Floor Area = 203.07

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
117,300	117,300	117,300	84,157	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,600	0	0	757	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
127,900	127,900	127,900	84,914	84,914	84,914	

Draft Record Card - Printed before March Board of Review

009-470-014-00 2017 Est. T.C.V. DE GRAW RODERICK L
 Property Class: 401 1801 S WILDROSE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	41.00	107.00	1.0509	1.0000	2400	100		103,405
41 Actual Front Feet, 0.10 Total Acres			Total Acres		Total Est. Land Value =			103,405

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	78	186
Total Estimated Land Improvements True Cash Value =					186

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 784 SF Floor Area = 784 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	51.38	-10.04	0.66	784	32,928

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

Draft Record Card Printed before March Board of Review

(16) Porches
 CSEP (1 Story), Standard 20.26 358 7,253

(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 = 74,524

Phy/Ab.Phy/Func/Econ/Comb.%Good= 61/100/100/100/61.0, Depr.Cost = 45,459
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 63,643

2017 Est. T.C.V. 009-470-014-00					=	167,234
Est. TCV/Total Floor Area = 213.31						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
77,500	77,500	77,500	44,958	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,100	0	404	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,600	83,600	83,600	45,362	45,362	0	

009-470-015-00 2017 Est. T.C.V. BORSTLER WILLIAM B & JANE I
 Property Class: 401 1798 S WILDROSE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	40.00	66.00	1.0574	1.0000	2400	100		101,508
40 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =								101,508

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 1955

(11) Heating System: Space Heater

Ground Area = Size for Rates = 722 SF Floor Area = 722 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	52.50	-10.25	-1.89	722	29,140

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

Draft Record Card - Printed before March Board of Review

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
---------------------	---------	---	-------

(16) Porches

CSEP (1 Story), Standard	25.31	180	4,556
WPP, Standard	24.80	25	620

(16) Deck/Balcony

Treated Wood, Standard	8.73	64	559
------------------------	------	----	-----

County Multiplier = 1.38 => Cost New = 55,161

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 33,096
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 46,335

2017 Est. T.C.V. 009-470-015-00 = 148,318

Est. TCV/Total Floor Area = 205.43

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
68,400	68,400	68,400	33,759	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,800	0	303	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
74,200	74,200	74,200	34,062	34,062	0

009-470-015-50 2017 Est. T.C.V. MALIN MARK & RONDA
 Property Class: 401 1802 S WILDROSE AVE
 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
64 Actual Front Feet, 0.06 Total Acres					Total Est. Land Value =			25,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.56	1.00	216	94	1,941
Total Estimated Land Improvements True Cash Value =					1,941

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1925

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 530 SF Floor Area = 530 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	74.17	-11.00	0.00	530	33,480

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	760.00	1	760
--------------------	--------	---	-----

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1,915.00	1	1,915
Fireplace: Interior 1 Story	3,250.00	1	3,250

Draft Record Card Printed before March Board of Review

(16) Porches

WGEP (1 Story), Standard	35.33	160	5,653
WPP, Standard	27.05	25	676

County Multiplier = 1.38 => Cost New = 66,890

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 40,134
 ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 34,114

2017 Est. T.C.V. 009-470-015-50 = 61,055

Est. TCV/Total Floor Area = 115.20, Most recent sale 02/26/2007 for 85,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,400	26,400	26,400	22,580	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,100	0	0	203	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,500	30,500	30,500	22,783	22,783	0	

009-470-016-00	2017 Est. T.C.V.	SMITH DAVID P TRUST
Property Class: 401		7400 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	80.00	148.00	0.8891	1.0000	2200	100		156,489
80 Actual Front Feet, 0.27 Total Acres								Total Est. Land Value = 156,489

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 1924

(11) Heating System: Space Heater

Ground Area = Size for Rates = 611 SF Floor Area = 611 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.00	-9.63	-1.89	611	26,566

Other Additions/Adjustments	Rate	Size	Cost
-----------------------------	------	------	------

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

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

Draft Record Card - Printed before March Board of Review

(15) Built-Ins & Fireplaces
Appliance Allowance 1235.00 1 1,235
Fireplace: Exterior 1 Story 3050.00 1 3,050

(16) Porches
WSEP (1 Story), Standard 24.06 189 4,547
WSEP (1 Story), Standard 32.05 100 3,205

(17) Garages
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 16.20 624 10,109
Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 71,863

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 39,524
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 55,334

2017 Est. T.C.V. 009-470-016-00 = 212,298

Est. TCV/Total Floor Area = 347.46

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
92,300	92,300	92,300	69,390	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	13,800	0	624	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
106,100	106,100	106,100	70,014	70,014	0	

009-470-018-00 2017 Est. T.C.V. SMIT A PETER & SMIT LEONARD J
 Property Class: 401 7404 W MISSAUKEE BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	40.00	155.00	1.0574	1.0000	2400	100		101,508
40 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								101,508

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 1924

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	53.49	-9.39	-1.89	672	28,365

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	525.00	1	525
--------------------	--------	---	-----

(14) Water/Sewer

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

Draft Record Card - Printed before March Board of Review

(15) Built-Ins & Fireplaces

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

(16) Porches

WSEP (1 Story), Standard	20.79	288	5,988
--------------------------	-------	-----	-------

County Multiplier = 1.38 => Cost New = 57,477

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 31,612
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 44,257

2017 Est. T.C.V. 009-470-018-00 = 146,240

Est. TCV/Total Floor Area = 217.62

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
67,400	67,400	67,400	37,709	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,700	0	0	339	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
73,100	73,100	73,100	38,048	38,048	0

009-470-019-00	2017 Est. T.C.V.	BORKE THOMAS J & SHARLENE M
Property Class: 401		7408 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	40.00	144.00	1.0574	1.0000	2400	100		101,508
40 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 101,508

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	9.29	1.00	80	71	528
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					1,478

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

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 1271 SF Floor Area = 1668 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	64.43	0.00	-3.95	476	28,788
1.5	Story Siding	Basement	82.05	0.00	-5.92	795	60,523

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
3 Fixture Bath 2400.00 -1 -2,400

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

Draft Record Card Printed before March Board of Review

(16) Porches
CCP (1 Story), Standard 34.97 63 2,203

County Multiplier = 1.38 => Cost New = 126,756

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 125,488
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 175,683
50 % Completed => Est. True Cash Value 2017 = 87,842

2017 Est. T.C.V. 009-470-019-00 = 190,828

Est. TCV/Total Floor Area = 114.41, Most recent sale 07/01/2001 for 184,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
90,100	90,100	90,100	74,440	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
43,700	6,700	45,100	43,700	334	37,261
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
95,400	95,400	95,400	81,213	81,213	0

009-470-020-00 2017 Est. T.C.V. THOMPSON DAVID A & DONNA R
 Property Class: 401 7420 W MISSAUKEE BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	40.00	165.00	1.0574	1.0000	2400	100		101,508
40 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								101,508

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	440	0	0
D/W/P: 4in Concrete	3.61	1.00	66	0	0
Shed: Wood Frame	11.06	1.00	120	94	1,247
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 =					2,672

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

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 912 SF Floor Area = 1140 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.25 Story Siding Crawl Space 78.72 -10.02 2.42 912 64,861

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

Draft Record Card - Printed before March Board of Review

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

(16) Porches
 WCP (1 Story), Standard 21.95 192 4,214
 CPP, Standard 20.30 48 974

(16) Deck/Balcony
 Treated Wood,Standard 7.73 130 1,005

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 18.35 628 11,524
 Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 121,945

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 103,653
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 145,115

2017 Est. T.C.V. 009-470-020-00 = 249,295

Est. TCV/Total Floor Area = 218.68, Most recent sale 07/01/1997 for 60,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
114,200	114,200	114,200	100,840	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,400	0	0	907	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
124,600	124,600	124,600	101,747	101,747	101,747

009-470-021-00	2017 Est. T.C.V.	CHIUCHIARELLI SILVANO & SUSAN M
Property Class: 401		1801 S SWEETBRIAR AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	40.00	170.00	1.0574	1.0000	2400	100		101,508
40 Actual Front Feet, 0.16 Total Acres								Total Est. Land Value = 101,508

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	104	0	0
D/W/P: 4in Concrete	3.12	1.00	576	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1174 SF Floor Area = 1174 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	46.88	-8.07	2.59	1174	48,604

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

Draft Record Card Printed before March Board of Review

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	32.66	60	1,960
CCP (1 Story), Standard	42.69	36	1,537

(16) Deck/Balcony

Treated Wood, Standard	5.94	362	2,150
------------------------	------	-----	-------

(17) Garages

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

Base Cost	18.21	432	7,867
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 96,792

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 62,915
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 88,081

2017 Est. T.C.V. 009-470-021-00 = 190,539

Est. TCV/Total Floor Area = 162.30, Most recent sale 12/01/1998 for 110,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
88,600	88,600	88,600	69,009	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,700	0	0	621	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
95,300	95,300	95,300	69,630	69,630	0

009-470-022-00 2017 Est. T.C.V. WILDES STEPHEN G
Property Class: 401 1800 S SWEETBRIAR AVE
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	40.00	134.00	1.0574	1.0000	2400	100		101,508
40 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								101,508

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	924	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.5	95	7,125
Total Estimated Land Improvements True Cash Value =					7,125

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C+10 Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 976 SF Floor Area = 1708 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	107.89	0.00	3.70	976	108,912

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

Draft Record Card Printed before March Board of Review

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	32.65	202	6,595
WCP (1 Story), Standard	30.70	84	2,579

(16) Deck/Balcony

Treated Wood,Standard	6.64	304	2,019
-----------------------	------	-----	-------

County Multiplier = 1.38 => Cost New = 183,425

Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0, Depr.Cost = 166,917
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 233,683

2017 Est. T.C.V. 009-470-022-00 = 342,316

Est. TCV/Total Floor Area = 200.42

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
156,000	156,000	156,000	128,421	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
1,400	13,800	0	1,400	1,155	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
171,200	171,200	171,200	130,976	130,976	0	

009-470-023-00 2017 Est. T.C.V. BOWMAN NANCY A LIVING TRUST
 Property Class: 401 1800 S SWEETBRIAR AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	40.00	135.00	1.0574	1.0000	2400	100		101,508
40 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								101,508

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	288	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 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 1977

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 1008 SF Floor Area = 1368 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	89.69	0.00	3.01	720	66,744
1	Story Siding	Slab	70.47	-12.37	2.01	288	17,312

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	12.50	136	1,700
---------------	-------	-----	-------

(17) Garages

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

Base Cost	21.96	432	9,487
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 147,356

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 103,149

Separately Depreciated Items:

Local Cost Items:

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

Total Depreciated Cost = 104,574
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 146,403

2017 Est. T.C.V. 009-470-023-00 = 250,286

Est. TCV/Total Floor Area = 182.96

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
114,700	114,700	114,700	81,001	0.90

Parcel Number: 009-470-023-00

Page: 2

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	10,400	0	0	729	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	125,100	125,100	125,100	81,730	81,730	81,730

Draft Record Card - Printed before March Board of Review

009-470-024-00 2017 Est. T.C.V. HUXTABLE THOMAS & DENISE
 Property Class: 401 1800 SWEETBRIAR AVE X 200
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	80.00	144.00	0.8891	1.0000	2200	100		156,489
80 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								156,489

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	450	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+5 Blt 1935

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1556 SF Floor Area = 1976 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Mich Bsmnt.	83.55	-4.57	3.01	840	68,872
1	Story Siding	Crawl Space	65.59	-9.12	2.01	396	23,158
1	Story Siding	Slab	65.59	-11.26	2.01	320	18,029

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

Draft Record Card - Printed before March Board of Review

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WGEP (1 Story), Standard	36.83	144	5,304
--------------------------	-------	-----	-------

(16) Deck/Balcony

Treated Wood, Standard	6.43	416	2,675
Treated Wood, Standard	6.55	335	2,194

(17) Garages

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

Base Cost	21.70	624	13,541
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 200,664

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 120,399
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 168,558

2017 Est. T.C.V. 009-470-024-00 = 326,472

Est. TCV/Total Floor Area = 165.22, Most recent sale 10/25/1985 for 78,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
143,900	143,900	143,900	143,889	0.90
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	19,300	0	1,295	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT

Parcel Number: 009-470-024-00

Page: 2

163,200	163,200	163,200	145,184	145,184	145,184
---------	---------	---------	---------	---------	---------

Draft Record Card - Printed before March Board of Review

009-470-026-00	2017 Est. T.C.V.	TRUESDALE MARY KODL TRUST
Property Class: 401		1800 S SWEETBRIAR AVE 300
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	41.00	153.00	1.0509	1.0000	2400	100		103,405
41 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								103,405

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	9.03	1.00	48	94	407
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 =					1,357

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 1232 SF Floor Area = 1232 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Crawl Space	57.88	-8.29	-1.63	1232	59,087

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

Draft Record Card - Printed before March Board of Review

(15) Built-Ins & Fireplaces

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

(16) Porches

WGEP (1 Story), Standard	27.74	264	7,323
--------------------------	-------	-----	-------

(17) Garages

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

Base Cost	24.38	320	7,802
Mechanical Doors	350.00	1	350

County Multiplier = 1.42 => Cost New = 114,071

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 62,739
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 87,835

2017 Est. T.C.V. 009-470-026-00 = 192,597
Est. TCV/Total Floor Area = 156.33

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
89,400	89,400	89,400	81,844	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,900	0	736	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
96,300	96,300	96,300	82,580	82,580	0	

009-470-027-00 2017 Est. T.C.V. HUXTABLE THOMAS E & DENISE M
 Property Class: 401 S PAVILION DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	81.00	167.00	0.8864	1.0000	2200	100		157,953
81 Actual Front Feet, 0.31 Total Acres Total Est. Land Value =								157,953

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Unit in Place Item(s)					
SEWER	2500.00	1.00	1.0	94	2,350
Total Estimated Land Improvements True Cash Value =					2,350

2017 Est. T.C.V. 009-470-027-00	=	160,303				
Est. TCV/Total Floor Area = 130.12, Most recent sale 06/27/2005 for 272,500						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
67,400	67,400	67,400	67,400	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,800		0	0	606	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,200	80,200	80,200	68,006	68,006	68,006	

Draft Record Card - Printed before March Board of Review

009-470-029-00 2017 Est. T.C.V. HUXTABLE THOMAS & DENISE
 Property Class: 401 S PAVILION DR
 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
40 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	25,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1991

(11) Heating System: Space Heater

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

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

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	14.55	1200	17,460
Automatic Doors	375.00	2	750

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

Base Cost	30.65	300	9,195
Common Wall: 1 Wall	-1300.00	1	-1,300

County Multiplier = 1.38 => Cost New = 36,025

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 28,820

ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 27,379

2017 Est. T.C.V. 009-470-029-00 = 52,379

Est. TCV/Total Floor Area = 0.00

2016 Assessed MBOR S.E.V. Base for Cap. C.P.I.
 20,400 20,400 20,400 13,569 0.90

Draft Record Card - Printed before March Board of Review

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,800	0	0	122	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
26,200	26,200	26,200	13,691	13,691	13,691

009-470-030-00 2017 Est. T.C.V. SHIVLIE LOUIE G
 Property Class: 401 1831 S PAVILION DR
 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
40 Actual Front Feet, 0.13 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: 3.5 Concrete	3.44	1.00	590	0	0
Shed: Wood Frame	11.40	1.00	100	50	570
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					1,045

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

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1024 SF Floor Area = 1024 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.27	-12.33	1.17	832	49,180
1	Story Siding	Crawl Space	70.27	-10.21	1.17	192	11,756

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

Draft Record Card - Printed before March Board of Review

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

(16) Deck/Balcony
 Roof Cover Only,Standard 14.25 90 1,283

(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 17.55 576 10,109
 Mechanical Doors 350.00 1 350
 Class:C Exterior: Siding Foundation: 42 Inch (Finished)
 Base Cost 23.55 528 12,434
 Common Wall: 1 Wall -1300.00 1 -1,300
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 125,164

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 81,356
 ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 73,221

2017 Est. T.C.V. 009-470-030-00 = 99,266

Est. TCV/Total Floor Area = 96.94, Most recent sale 07/27/2015 for 94,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
44,400	44,400	44,400	44,400	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,200	0	0	399	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
49,600	49,600	49,600	44,799	44,799	44,799

Parcel Number: 009-470-032-00

Page: 2

34,700	34,700	34,700	40,379	34,700	0
--------	--------	--------	--------	--------	---

Draft Record Card - Printed before March Board of Review

009-470-035-00 2017 Est. T.C.V. THOMPSON TERRY D
 Property Class: 401 7450 W MISSAUKEE BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * LOTS 35, 36 & 37

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 8K					8000	100	LOT 35	8,000
<Site Value A> GROUP A 8K					8000	100		8,000
120 Actual Front Feet, 0.39 Total Acres Total Est. Land Value =								16,000

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	121	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+5 Blt 1946

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 936 SF Floor Area = 1090 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	82.25	0.00	0.00	616	50,666
1	Story Siding	Slab	71.53	-12.57	0.00	320	18,867

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

Draft Record Card - Printed before March Board of Review

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 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	16.98	20	340
-----------------------	-------	----	-----

(17) Garages

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

Base Cost	20.00	528	10,560
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 125,814

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 75,489
 ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 64,165

2017 Est. T.C.V. 009-470-035-00 = 81,115
 Est. TCV/Total Floor Area = 74.42

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
49,200	49,200	49,200	37,546	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-8,600	0	0	337	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,600	40,600	40,600	37,883	37,883	37,883

009-470-038-00	2017 Est. T.C.V.	BROWN DARREN R & TRACY L
Property Class: 401		1840 S SWEETBRIAR AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
* Factors * LOTS 38 & 39

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
80 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								33,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.85	1.00	120	50	591
Total Estimated Land Improvements True Cash Value =					591

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 572 SF Floor Area = 572 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	56.09	-10.86	-0.78	572	25,425

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

(16) Porches
CGEP (1 Story), Standard 43.57 88 3,834
CGEP (1 Story), Standard 27.39 260 7,121

County Multiplier = 1.38 => Cost New = 57,240

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 37,206
ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 33,485

2017 Est. T.C.V. 009-470-038-00 = 67,076

Est. TCV/Total Floor Area = 117.27, Most recent sale 07/01/2001 for 85,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
31,900	31,900	31,900	24,489	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,600	0	0	220	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
33,500	33,500	33,500	24,709	24,709	0

009-470-040-00 2017 Est. T.C.V. WILDES STEPHEN G
 Property Class: 401 S SWEETBRIAR AVE
 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
40 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	25,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
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 GRG Cls C Blt 1967

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost

Other Additions/Adjustments Rate Size Cost

(17) Garages

Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 16.42 672 11,034
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 15,710

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70-0 Depr. Cost = 10,997
 ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 9,897

Draft Record Card - Printed before March Board of Review

2017 Est. T.C.V. 009-470-040-00					=	35,847
Est. TCV/Total Floor Area =	0.00					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,900	12,900	12,900	7,630	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,000		0	0	68	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,900	17,900	17,900	7,698	7,698	0	

009-470-041-00	2017 Est. T.C.V.	OZANICH FAMILY TRUST
Property Class: 401		1825 S SWEETBRIAR AVE
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
60 Actual Front Feet, 0.19 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	240	0	0
D/W/P: Patio Blocks	8.13	1.00	36	0	0
Shed: Wood Frame	12.07	1.00	80	50	483

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 =					1,433

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1972

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 928 SF Floor Area = 1344 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	86.85	-9.98	2.87	832	66,344
1	Story Siding	Crawl Space	68.23	-9.98	1.92	96	5,776

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

Draft Record Card Printed before March Board of Review

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.43	420	2,701
Treated Wood,Standard	8.82	80	706
Wood Balcony	17.50	40	700

(17) Garages

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

Base Cost	21.00	576	12,096
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 140,324

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 91,211
ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 82,090

2017 Est. T.C.V. 009-470-041-00 = 108,523

Est. TCV/Total Floor Area = 80.75

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
49,000	49,000	49,000	44,031	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,300	0	396	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
54,300	54,300	54,300	44,427	44,427	0

Draft Record Card - Printed before March Board of Review

009-470-042-00	2017 Est. T.C.V.	ASSELIN NANCY E
Property Class: 401		1845 S SWEETBRIAR AVE
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
60 Actual Front Feet, 0.19 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 Concrete	3.35	1.00	240	0	0
D/W/P: 3.5 Concrete	3.20	1.00	80	0	0
Shed: Wood Frame	11.95	1.00	36	50	215
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 =					1,165

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

(11) Heating System: Wall/Floor Furnace
Ground Area = Size for Rates = 632 SF Floor Area = 632 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1 Story Siding Crawl Space 66.03 -9.90 -1.63 552 30,084
1 Story Siding Crawl Space 66.03 -9.90 -1.63 80 4,360

Other Additions/Adjustments Rate Size Cost

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

Draft Record Card - Printed before March Board of Review

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

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

(16) Porches
CSEP (1 Story), Standard 35.59 90 3,203

(17) Garages
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 19.33 420 8,119
Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 70,050

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 42,030
ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 35,725

2017 Est. T.C.V. 009-470-042-00 = 61,890
Est. TCV/Total Floor Area = 97.93

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,900	26,900	26,900	20,565	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,000	0	185	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,900	30,900	30,900	20,750	20,750	0	

009-470-044-00	2017 Est. T.C.V.	DREUTH KEVIN T & KRIN M
Property Class: 401		1865 S SWEETBRIAR AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * 2 LOTS

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
80 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								16,000

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

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 1207 SF Floor Area = 1207 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Pine Logs	Slab	60.63	-10.00	-1.63	864	42,336
1	Story Siding	Slab	57.26	-10.00	-1.63	343	15,651

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

Draft Record Card - Printed before March Board of Review

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

(16) Porches
 CGEP (1 Story), Standard 37.47 132 4,946

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 14.55 1295 18,842
 Automatic Doors 375.00 2 750

County Multiplier = 1.38 => Cost New = 126,402

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 82,161
 ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 73,945

2017 Est. T.C.V. 009-470-044-00 = 91,370

Est. TCV/Total Floor Area = 75.70, Most recent sale 07/22/2005 for 119,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
47,400	47,400	47,400	41,102	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,700	0	369	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,700	45,700	45,700	41,471	41,471	41,471	

009-470-046-00	2017 Est. T.C.V.	FOX SANDRA
Property Class: 401		7390 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
* Factors * LOT 46 & 47

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
80 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								16,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.81	1.00	308	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					970

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1048 SF Floor Area = 1048 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	66.64	-9.66	0.00	891	50,769
1	Story Siding	Crawl Space	66.64	-9.66	0.00	157	8,946

Other Additions/Adjustments Rate Size Cost

(1) Exterior							
Brick Veneer	8.25		56			462	

(13) Plumbing
Average Fixture(s)

Draft Record Card - Printed before March Board of Review

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	49.04		32			1,569	
CGEP (1 Story), Standard	42.74		112			4,787	

(17) Garages

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

Base Cost	17.33		308			5,338	
-----------	-------	--	-----	--	--	-------	--

County Multiplier = 1.38 => Cost New = 108,306

Notes: 2015 METAL ROOF

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,	Depr.Cost =	70,399
ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 =		63,359

2017 Est. T.C.V. 009-470-046-00 = 80,329

Est. TCV/Total Floor Area = 76.65, Most recent sale 09/01/2000 for 58,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
41,900	41,900	41,900	38,114	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,700	0	343	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,200	40,200	40,200	38,457	38,457	0

009-470-048-00 2017 Est. T.C.V. BOUZA LARRY A & BONNIE S
 Property Class: 401 1866 S WILDROSE AVE
 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
40 Actual Front Feet, 0.13 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: 3.5 Concrete	3.20	1.00	750	66	1,584
Total Estimated Land Improvements True Cash Value =					1,584

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 = 1008 SF Floor Area = 1008 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	59.23	-10.44	0.00	1008	49,180

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	630.00	1	630
--------------------	--------	---	-----

(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
---------------------	---------	---	-------

Draft Record Card - Printed before March Board of Review

(17) Garages

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

Base Cost	21.32	336	7,164
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 84,648

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 50,789
 ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 43,170

2017 Est. T.C.V. 009-470-048-00 = 69,754

Est. TCV/Total Floor Area = 69.20, Most recent sale 05/01/1995 for 32,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,000	31,000	31,000	28,284	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	0	254	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,900	34,900	34,900	28,538	28,538	0	

009-470-049-00	2017 Est. T.C.V.	STARTSMAN DANIEL & KLOHA NANCY
Property Class: 401		1810 S WILDROSE AVE
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 B> GROUP B 25K					25000	100		25,000
80 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								50,000

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	373	94	1,325
D/W/P: Crushed Rock	1.22	1.00	700	94	803
Shed: Metal Prefab	9.16	1.00	35	71	228
Total Estimated Land Improvements True Cash Value =					2,356

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 739 SF Floor Area = 739 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Crawl Space	65.80	-9.50	-2.85	739	39,500

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

Draft Record Card - Printed before March Board of Review

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
---------------------	---------	---	-------

County Multiplier = 1.38 => Cost New = 62,265

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 43,585
ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 39,227

2017 Est. T.C.V. 009-470-049-00 = 91,583

Est. TCV/Total Floor Area = 123.93

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,600	35,600	35,600	26,347	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,200	0	0	237	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,800	45,800	45,800	26,584	26,584	0	

009-470-051-50 2017 Est. T.C.V. STAPLETON LINDA A ETAL
 Property Class: 401 1815 S WILDROSE AVE
 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
90 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								16,000

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	110	77	291
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 =					1,241

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+10 Blt 1956

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 939 SF Floor Area = 1174 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.25 Story Siding Slab 86.11 -13.16 0.00 939 68,500

Other Additions/Adjustments Rate Size Cost

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

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

Draft Record Card - Printed before March Board of Review

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

(16) Deck/Balcony
 Wood Balcony 17.50 40 700

(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 25.85 207 5,351
 Mechanical Doors 350.00 1 350
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 21.28 462 9,831
 Mechanical Doors 350.00 2 700

County Multiplier = 1.38 => Cost New = 131,886

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 85,726
 ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 77,153

2017 Est. T.C.V. 009-470-051-50 = 94,394

Est. TCV/Total Floor Area = 80.40

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
48,900	48,900	48,900	37,283	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,700	0	0	335	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
47,200	47,200	47,200	37,618	37,618	0

009-470-052-50 2017 Est. T.C.V. POPPE DONALD L JR & BONNIE (LE)
 Property Class: 401 MISSAUKEE BLVD
 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
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	25,000

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) Carports
 Aluminum 7.50 252 1,890

County Multiplier = 1.38 => Cost New = 2,608

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 2,347
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 2,230

2017 Est. T.C.V. 009-470-052-50 = 27,230

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,500	8,500	8,500	3,700	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,100	0	0	33	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,600	13,600	13,600	3,733	3,733	0	

Draft Record Card - Printed before March Board of Review

Parcel Number: 009-470-055-00

Page: 2

58,500	58,500	58,500	37,330	37,330	0
--------	--------	--------	--------	--------	---

Draft Record Card - Printed before March Board of Review

009-470-057-00	2017 Est. T.C.V.	SAYEGH RAYMOND G & MARJORIE J
Property Class: 402		S ARBUTUS AVE
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
40 Actual Front Feet, 0.07 Total Acres							Total Est. Land Value =	25,000

2017 Est. T.C.V. 009-470-057-00 = 25,000

Est. TCV/Total Floor Area = 26.04

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,500	7,500	7,500	2,437	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	0	21	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,500	12,500	12,500	2,458	2,458	0	

Draft Record Card - Printed before March Board of Review

009-470-057-50 2017 Est. T.C.V. BECKER GEORGE A & DOUGLAS TRUSTEES
 Property Class: 401 S ARBUTUS AVE
 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
40 Actual Front Feet, 0.06 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	2.98	1.00	648	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 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:D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 16.70 528 8,818
 Mechanical Doors 325.00 1 325

County Multiplier = 1.38 => Cost New = 12,617

Draft Record Card - Printed before March Board of Review

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 8,201
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.350 => TCV of Bldg: 1 = 11,071

2017 Est. T.C.V. 009-470-057-50								=	37,496
Est. TCV/Total Floor Area =	0.00								
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.					
13,500	13,500	13,500	6,677	0.90					
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses					
0	5,200	0	60	0					
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
18,700	18,700	18,700	6,737	6,737	0				

009-470-060-00	2017 Est. T.C.V.	SCHUT THOMAS & BEVERLY A
Property Class: 401		7240 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * LOT 60&61 EXP W 40' EA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
<Site Value B> GROUP B 25K					25000	100		25,000
80 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								50,000

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 1950

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1200 SF Floor Area = 1200 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	46.66	-9.03	0.66	1200	45,948

Other Additions/Adjustments

	Rate	Size	Cost
(9) Basement Finish			
Basement Recreation Finish	9.65	576	5,558

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

Draft Record Card - Printed before March Board of Review

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(17) Garages

Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	16.05	576	9,245
Mechanical Doors	325.00	1	325
Storage area over garage	3.75	288	1,080
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	12.04	576	6,935
Mechanical Doors	325.00	2	650

County Multiplier = 1.38 => Cost New = 107,486

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 64,491
 ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 54,818

2017 Est. T.C.V. 009-470-060-00	=	105,293			
Est. TCV/Total Floor Area = 87.74, Most recent sale 02/01/2000 for 70,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
44,000	44,000	44,000	40,621	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,600	0	0	365	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
52,600	52,600	52,600	40,986	40,986	0

009-470-060-50	2017 Est. T.C.V.	SCHUT THOMAS H & BEVERLY A
Property Class: 402		W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * W40' LOTS 60&61

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
80 Actual Front Feet, 0.07 Total Acres							Total Est. Land Value =	25,000

2017 Est. T.C.V. 009-470-060-50 = 25,000
 Est. TCV/Total Floor Area = 20.83

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,500	7,500	7,500	529	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	4	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,500	12,500	12,500	533	533	0

Draft Record Card - Printed before March Board of Review

009-470-062-00	2017 Est. T.C.V.	LOOMIS RICHARD P &
Property Class: 401		1898 S GOLDENROD AVE
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
40 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	8,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	8.16	1.00	100	45	367
Total Estimated Land Improvements True Cash Value =					367

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 743 SF Floor Area = 743 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	63.40	-11.25	-1.63	671	33,899
1	Story Siding	Slab	63.40	-11.25	-1.63	72	3,637

Other Additions/Adjustments Rate Size Cost

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

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

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

Draft Record Card - Printed before March Board of Review

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

(17) Garages
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)
Base Cost 11.81 672 7,936
Automatic Doors 375.00 2 750

County Multiplier = 1.38 => Cost New = 77,288

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 46,373

Separately Depreciated Items:

Square footage # 2 is depreciated at 89 %Good... Base Cost Was = 3,637
County Multiplier = 1.38 => Cost New = 5,020
Phy/Ab.+hy/Func/Econ/Comb.%Good= 29/100/100/100/29.0, Depr.Cost = 1,456
ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 40,654

2017 Est. T.C.V. 009-470-062-00 = 49,021

Est. TCv/Total Floor Area = 65.98, Most recent sale 09/09/2011 for 45,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
26,600	26,600	26,600	23,853	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,100	0	0	214	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
24,500	24,500	24,500	24,067	24,067	0

009-470-063-00 2017 Est. T.C.V. GEESEMAN LARRY J & ONALEE
 Property Class: 402 S GOLDEN ROD AVE
 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
40 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	8,000

2017 Est. T.C.V. 009-470-063-00 = 8,000
 Est. TCV/Total Floor Area = 10.77

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	1,800	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	0	16	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	1,816	1,816	1,816	

Draft Record Card - Printed before March Board of Review

009-470-064-00	2017 Est. T.C.V.	GEESEMAN LARRY J & ONALEE
Property Class: 401		1926 S GOLDENROD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

		* Factors *		4 LOTS			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> GROUP A 8K			8000	100	100		8,000
<Site Value A> GROUP A 8K			8000	100	100		8,000
<Site Value A> GROUP A 8K			8000	100	100	2 LOTS SURPLUS	8,000
160 Actual Front Feet, 0.51 Total Acres						Total Est. Land Value =	24,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1945

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1398 SF Floor Area = 1398 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	55.84	-9.64	0.00	1398	64,588

Other Additions/Adjustments	Rate	Size	Cost
-----------------------------	------	------	------

(13) Plumbing

Average Fixture(s)	630.00	1	630
--------------------	--------	---	-----

(14) Water/Sewer

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

Draft Record Card Printed before March Board of Review

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	30.65	80	2,452
-------------------------	-------	----	-------

(16) Breezeways

Frame Wall, Finished	27.25	240	6,540
----------------------	-------	-----	-------

(17) Garages

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

Base Cost	13.95	1536	21,427
Common Wall: 1/2 Wall	-625.00	1	-625
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 141,901

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 85,141
 ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 72,370

2017 Est. T.C.V. 009-470-064-00 = 96,845

Est. TCV/Total Floor Area = 69.27

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
50,100	50,100	50,100	36,326	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,700	0	0	326	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
48,400	48,400	48,400	36,652	36,652	36,652

009-470-068-00	2017 Est. T.C.V.	WOODWORTH MICHAEL &
Property Class: 401		1956 S GOLDENROD AVE
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
73 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	8,000

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	0.3	95	285
Total Estimated Land Improvements True Cash Value =					285

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls D Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 964 SF Floor Area = 1454 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	70.15	-8.51	1.15	654	41,065
1	Story Siding	Crawl Space	48.88	-8.51	0.66	310	12,719

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, 50 Feet	1575.00	1	1,575

Draft Record Card Printed before March Board of Review

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: Exterior 1 Story	3050.00	2	6,100

(17) Garages

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

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

County Multiplier = 1.38 => Cost New = 103,225

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 56,774
ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 48,258

2017 Est. T.C.V. 009-470-068-00 = 56,543

Est. TCV/Total Floor Area = 38.89, Most recent sale 08/23/2013 for 28,100

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
30,500	30,500	30,500	27,482	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,200	0	247	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,300	28,300	28,300	27,729	27,729	27,729

009-470-069-00	2017 Est. T.C.V.	SHIPPY RICHARD R
Property Class: 401		1955 S ARBUTUS AVE
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
94 Actual Front Feet, 0.30 Total Acres Total Est. Land Value =								16,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 360 SF Floor Area = 360 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	76.15	-13.08	-1.63	360	22,118

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

Draft Record Card - Printed before March Board of Review

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
---------------------	---------	---	-------

County Multiplier = 1.38 => Cost New = 36,933

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 25,853
ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 23,268

2017 Est. T.C.V. 009-470-069-00 = 40,238

Est. TCV/Total Floor Area = 111.77

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,000	22,000	22,000	15,478	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,900	0	0	139	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,100	20,100	20,100	15,617	15,617	0	

009-470-071-00 2017 Est. T.C.V. BODE RICHARD J & BONNIE J
 Property Class: 402 S ARBUTUS AVE
 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
40 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	8,000

2017 Est. T.C.V. 009-470-071-00 = 8,000

Est. TCV/Total Floor Area = 22.22, Most recent sale 04/01/1999 for 18,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	1,848	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	0	16	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	1,864	1,864	0	

Draft Record Card - Printed before March Board of Review

009-470-072-00 2017 Est. T.C.V. BODE RICHARD J & BONNIE J
 Property Class: 401 1925 S ARBUTUS AVE
 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	50	1/2 LOT	4,000
60 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								12,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.18	1.00	99	94	947
Shed: Wood Frame	9.85	1.00	120	94	1,111
Total Estimated Land Improvements True Cash Value =					2,058

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls CD Blt 2002

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1216 SF Floor Area = 1216 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	57.19	-12.07	0.00	1216	54,866

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

Draft Record Card - Printed before March Board of Review

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
---------------------	---------	---	-------

(16) Porches

WGEP (1 Story), Shallow	22.96	317	7,278
-------------------------	-------	-----	-------

(16) Deck/Balcony

Treated Wood,Standard	7.57	121	916
Treated Wood,Standard	7.98	99	790
Treated Wood w/Roof,Standard	19.80	133	2,633

(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 = 114,682

Notes: 2002 SCHULT MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = 98,626
 ECF (409 - RURAL SUBS) 0.650 => TCV of Bldg: 1 = 64,107

2017 Est. T.C.V. 009-470-072-00 = 78,165

Est. TCV/Total Floor Area = 64.28

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
37,900	37,900	37,900	21,308	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,200	0	0	191	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
39,100	39,100	39,100	21,499	21,499	0

009-470-073-00	2017 Est. T.C.V.	BODE RANDALL L & LORRAINE D
Property Class: 401		1905 S ARBUTUS AVE
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
60 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								16,000

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls CD Blt 2003

(11) Heating System: Forced Air w/ Ducts

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

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

Other Additions/Adjustments	Rate	Size	Cost
-----------------------------	------	------	------

(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
---------------------	---------	---	-------

(16) Porches

WPP, Standard	11.26	160	1,802
WPP, Standard	33.02	15	495

Draft Record Card - Printed before March Board of Review

(17) Garages

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

Base Cost	18.45	576	10,627
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 117,213

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 105,491
ECF (409 - RURAL SUBS) 0.650 => TCV of Bldg: 1 = 68,569

2017 Est. T.C.V. 009-470-073-00 = 84,569

Est. TCV/Total Floor Area = 62.55

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,400	41,400	41,400	28,634	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	900	0	0	257	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,300	42,300	42,300	28,891	28,891	0	

009-470-075-00 2017 Est. T.C.V. BALCER MARTIN F & LORI L
 Property Class: 401 7279 W MISSAUKEE BLVD
 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
40 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	8,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	57.31	0.00	0.00	1200	68,772

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

Draft Record Card - Printed before March Board of Review

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
---------------------	---------	---	-------

(16) Porches

WPP, Standard	19.04	47	895
WPP, Standard	8.77	316	2,771

(17) Garages

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

Base Cost	18.20	480	8,736
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 120,742

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 78,482
 ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 70,634

2017 Est. T.C.V. 009-470-075-00 = 79,574

Est. TCV/Total Floor Area = 66.31

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,500	40,500	40,500	36,308	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-700	0	326	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,800	39,800	39,800	36,634	36,634	36,634	

009-470-076-00 2017 Est. T.C.V. SANBORN FAMILY TRUST
Property Class: 401 1916 S ARBUTUS AVE
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
* Factors * 3 LOTS

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
120 Actual Front Feet, 0.39 Total Acres Total Est. Land Value =								21,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.75	1.00	123	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					970

Cost Est. for Res. Bldg: 1 Single Family MANU-NATIONAL Cls D Blt 2004

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1194 SF Floor Area = 1194 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	46.71	-11.64	0.66	1194	42,662

Other Additions/Adjustments	Rate	Size	Cost
-----------------------------	------	------	------

(13) Plumbing

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

Draft Record Card - Printed before March Board of Review

(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

WCP (1 Story), Standard	20.39	186	3,793
-------------------------	-------	-----	-------

(16) Deck/Balcony

Treated Wood, Standard	7.24	120	869
------------------------	------	-----	-----

County Multiplier = 1.38 => Cost New = 72,685

Notes: 2004 REDMAN MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 63,962
ECF (409 - RURAL SUBS) 0.550 => TCV of Bldg: 1 = 35,179

2017 Est. T.C.V. 009-470-076-00 = 57,149

Est. TCV/Total Floor Area = 47.86

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,400	30,400	30,400	23,534	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,800	0	211	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,600	28,600	28,600	23,745	23,745	0	

009-470-083-00	2017 Est. T.C.V.	MARKS MICHAEL & SARAH TRUST
Property Class: 401		1956 S ARBUTUS AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
* Factors * 5 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
<Site Value B> GROUP B 25K					25000	100		25,000
<Site Value B> GROUP B 25K					25000	100	3 LOTS SURPLUS	25,000
200 Actual Front Feet, 0.64 Total Acres Total Est. Land Value =								75,000

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	975	50	1,843
Shed: Wood Frame	8.34	1.00	240	94	1,881
Total Estimated Land Improvements True Cash Value =					3,724

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls CD Blt 1994

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.24	-8.10	1.87	1344	67,213

Other Additions/Adjustments	Rate	Size	Cost
-----------------------------	------	------	------

(13) Plumbing

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

(14) Water/Sewer

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

Draft Record Card Printed before March Board of Review

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	20.41	210	4,286
-------------------------	-------	-----	-------

(17) Garages

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

Base Cost	13.95	1152	16,070
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 133,398

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 113,388

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	9.15	64	586
County Multiplier = 1.38 =>			Cost New = 808

Phy/Ab.Phy/Func/Econ/Comb.%Good= 79/100/100/100/79.0, Depr.Cost = 638

Treated Wood,Standard	9.15	64	586
County Multiplier = 1.38 =>			Cost New = 808

Phy/Ab.Phy/Func/Econ/Comb.%Good= 79/100/100/100/79.0, Depr.Cost = 638

Treated Wood w/Roof,Standard	17.25	192	3,312
County Multiplier = 1.38 =>			Cost New = 4,571

Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0, Depr.Cost = 4,159

Total Depreciated Cost = 118,824

ECF (409 - RURAL SUBS) 0.650 => TCV of Bldg: 1 = 77,236

Parcel Number: 009-470-083-00

Page: 2

2017 Est. T.C.V. 009-470-083-00			=	155,960		
Est. TCV/Total Floor Area = 116.04						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
59,800	59,800	59,800	38,271	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,200	0	0	344	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
78,000	78,000	78,000	38,615	38,615	38,615	

Draft Record Card - Printed before March Board of Review

009-470-084-00 2017 Est. T.C.V. VAILLANCOURT MICHAEL B &
 Property Class: 401 1955 S WILDROSE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * 3 LOTS

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
124 Actual Front Feet, 0.40 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: Asphalt Paving	1.61	1.00	810	0	0
D/W/P: 3.5 Concrete	3.44	1.00	400	0	0
Fencing: Vnyl, 2 Rail	8.74	1.00	20	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 MANU-BOCA/STATE Cls C Blt 1999

(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	Basement	63.81	0.00	0.00	1352	86,271

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

Draft Record Card Printed before March Board of Review

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
---------------------	---------	---	-------

(16) Deck/Balcony

Treated Wood w/Roof,Standard	18.80	180	3,384
Treated Wood,Standard	8.35	98	818
Treated Wood,Standard	9.47	65	616
Treated Wood,Standard	16.98	20	340

(17) Garages

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

Base Cost	10.13	1056	10,697
Automatic Doors	375.00	3	1,125

County Multiplier = 1.38 => Cost New = 153,267

Notes: MODULAR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 130,277
 ECF (409 - RURAL SUBS) 0.650 => TCV of Bldg: 1 = 84,680

2017 Est. T.C.V. 009-470-084-00 = 107,135

Est. TCV/Total Floor Area = 79.24, Most recent sale 10/01/1997 for 42,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
52,000	52,000	52,000	51,654	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,600	0	0	464	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-470-084-00

Page: 2

53,600	53,600	53,600	52,118	52,118	52,118
--------	--------	--------	--------	--------	--------

Draft Record Card - Printed before March Board of Review

009-470-087-00 2017 Est. T.C.V. DOEDERLEIN RONALD F & LINDA L, TTEES
 Property Class: 401 1935 S WILDROSE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * 3 LOTS

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
120 Actual Front Feet, 0.39 Total Acres Total Est. Land Value =								21,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/o Ducts
 Ground Area = Size for Rates = 2052 SF Floor Area = 2052 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Basement 60.10 0.00 -0.78 2052 121,725

Other Additions/Adjustments Rate Size Cost

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

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

Draft Record Card - Printed before March Board of Review

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

(16) Deck/Balcony
 Treated Wood w/Roof,Standard 39.80 32 1,274
 Treated Wood w/Roof,Standard 17.00 260 4,420

(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 19.70 440 8,668
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 200,615

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 180,554
 ECF (409 - RURAL SUBS) 0.650 => TCV of Bldg: 1 = 117,360

2017 Est. T.C.V. 009-470-087-00 = 138,835
 Est. TCV/Total Floor Area = 67.66

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
66,500	66,500	66,500	59,900	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,900	0	539	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
69,400	69,400	69,400	60,439	60,439	60,439	

009-470-090-00 2017 Est. T.C.V. DOEDERLEIN JILL M
 Property Class: 401 1915 S WILDROSE AVE
 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
40 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	8,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.06	1.00	100	94	852
Total Estimated Land Improvements True Cash Value =					852

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 526 SF Floor Area = 526 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	57.57	-11.08	-0.78	526	24,043

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
---------------------	----------	---	-------

Draft Record Card - Printed before March Board of Review

(16) Porches

CGEP (1 Story), Standard	55.57	48	2,667
--------------------------	-------	----	-------

County Multiplier = 1.38 => Cost New = 43,895

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 26,337
 ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 22,386

2017 Est. T.C.V. 009-470-090-00 = 31,238

Est. TCV/Total Floor Area = 59.39

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,200	17,200	17,200	11,774	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,600	0	0	105	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,600	15,600	15,600	11,879	11,879	0	

009-470-091-00	2017 Est. T.C.V.	VULPETTI JACK C TRUST
Property Class: 401		7361 W MISSAUKEE BLVD
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
40 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	8,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C-5 Blt 1959

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	87.17	-10.14	0.00	720	55,462

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

Draft Record Card - Printed before March Board of Review

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

(17) Garages
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 17.84 672 11,988
Common Wall: 1 Wall -1300.00 1 -1,300
Automatic Doors 375.00 2 750
Storage area over garage 3.95 448 1,770

County Multiplier = 1.38 => Cost New = 102,233

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 66,451

Separately Depreciated Items:

Square footage # 1 is depreciated at 71 %Good... Base Cost Was = 55,462
County Multiplier = 1.38 => Cost New = 76,537
Phy/Ab.+hy/Func/Econ/Comb.%Good= 6/100/100/100/6.0, Depr.Cost = 4,592
ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 63,939

2017 Est. T.C.V. 009-470-091-00	=	74,439
Est. TCV/Total Floor Area = 68.92, Most recent sale 06/01/1996 for 34,000		
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.		
38,000 38,000 38,000 34,102 0.90		
2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 -800 0 0 306 0		
2017 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
37,200 37,200 37,200 34,408 34,408 0		

009-470-092-00 2017 Est. T.C.V. KELLEY BRIAN C
 Property Class: 401 1906 S WILDROSE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * 3 LOTS

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
120 Actual Front Feet, 0.39 Total Acres Total Est. Land Value =								21,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1999

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	69.79	0.00	0.00	936	65,323

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

Draft Record Card - Printed before March Board of Review

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
---------------------	---------	---	-------

(16) Porches

WCP (1 Story), Standard	23.50	144	3,384
-------------------------	-------	-----	-------

(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 = 116,241

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 104,617
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 99,386

2017 Est. T.C.V. 009-470-092-00 = 121,336

Est. TCV/Total Floor Area = 103.71

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
59,700	59,700	59,700	54,061	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	486	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,700	60,700	60,700	54,547	54,547	54,547	

009-470-095-00 2017 Est. T.C.V. SPEAR MARY JANE
 Property Class: 401 1936 S WILDROSE AVE
 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
80 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								16,000

< 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
(2)	Skirting						
	Metal Enamel			5.43		120	652
(9)	Foundation						
	Foundation Wall: Concrete			7.13		0	0
(14)	Water/Sewer						
	Public Sewer			912.00		1	912
	Well, 50 Feet			1575.00		1	1,575
(16)	Porches						
	WCP (1 Story), Standard			26.99		96	2,591

County Multiplier = 1.38 => Cost New = 31,684

Draft Record Card - Printed before March Board of Review

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 11,090
 ECF (409 - RURAL SUBS) 0.500 => TCV of Bldg: 1 = 5,545

2017 Est. T.C.V. 009-470-095-00 = 21,545

Est. TCV/Total Floor Area = 43.09

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,000	13,000	13,000	12,738	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,200	0	0	-1,938	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,800	10,800	10,800	12,852	10,800	0	

02:40 PM

009-470-097-00 2017 Est. T.C.V. WALTZ LAWRENCE L
 Property Class: 401 1946 S WILDROSE AVE
 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
40 Actual Front Feet, 0.13 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	3.44	1.00	500	0	0
Shed: Wood Frame	10.65	1.00	144	45	690
Shed: Wood Frame	10.65	1.00	144	45	690
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					2,330

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Comp.Shingle	27.78	0.41	0	980	27,626
Other Additions/Adjustments							
				Rate		Size	Cost
				21.00		192	4,032
				4.15		1152	4,781

(2) Skirting
 Metal Enamel 5.43 144 782

Draft Record Card - Printed before March Board of Review

(9) Foundation
 Foundation Wall: Concrete 7.13 0 0

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

(16) Deck/Balcony
 Treated Wood w/Roof,Standard 17.90 160 2,864

(17) Garages
 Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 13.05 480 6,264
 Mechanical Doors 325.00 1 325

County Multiplier = 1.38 => Cost New = 69,015

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 24,155
 ECF (409 - RURAL SUBS) 0.500 => TCV of Bldg: 1 = 12,078

2017 Est. T.C.V. 009-470-097-00 = 22,408
 Est. TCV/Total Floor Area = 22.87

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,800	12,800	12,800	12,136	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,600	0	0	-936	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,200	11,200	11,200	12,245	11,200	11,200	

009-470-098-00 2017 Est. T.C.V. WALTZ LAWRENCE L
 Property Class: 401 1946 S WILDROSE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * 3 LOTS

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
110 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								21,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2002

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

Other Additions/Adjustments Rate Size Cost

(17) Garages
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 9.71 1280 12,429
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 17,635

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 15,871
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 15,078

2017 Est. T.C.V. 009-470-098-00 = 36,078

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
19,600	19,600	19,600	10,918	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,600	0	0	7,082	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
18,000	18,000	18,000	11,016	18,000	18,000

Draft Record Card - Printed before March Board of Review

009-470-101-00 2017 Est. T.C.V. HAZARD BOB N & CAROL A
 Property Class: 401 1929 SWEETBRIAR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * 3 LOTS

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, 0.40 Total Acres Total Est. Land Value =								21,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.40	1.00	100	94	1,072
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 =					1,547

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1996

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1274 SF Floor Area = 1274 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	61.18	-10.64	0.00	770	38,916
1	Story Siding	Basement	61.18	0.00	0.00	504	30,835

Other Additions/Adjustments Rate Size Cost

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

Draft Record Card - Printed before March Board of Review

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

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

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 17.78 677 12,037
 Common Wall: 1 Wall -1300.00 1 -1,300
 Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 120,611

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 96,489
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 91,665

2017 Est. T.C.V. 009-470-101-00 = 114,212

Est. TCV/Total Floor Area = 89.65, Most recent sale 05/26/2009 for 1

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
56,400	56,400	56,400	51,153	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	700	0	460	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
57,100	57,100	57,100	51,613	51,613	0

009-470-104-00 2017 Est. T.C.V. ROGERS STEVEN J TRUST
 Property Class: 401 1919 S SWEETBRIAR AVE
 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
<Site Value C> GROUP C 5K SITE					5000	100		5,000
120 Actual Front Feet, 0.39 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: 4in Ren. Conc.	3.78	1.00	800	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls CD Blt 1994

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 1196 SF Floor Area = 1196 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 57.35 -8.36 1.87 1196 60,829

Other Additions/Adjustments Rate Size Cost

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

Draft Record Card - Printed before March Board of Review

(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

(16) Deck/Balcony
 Treated Wood,Standard 7.88 104 820
 Treated Wood,Standard 7.44 130 967

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 14.55 1624 23,629
 Automatic Doors 375.00 2 750

County Multiplier = 1.38 => Cost New = 130,533
 Notes: 94' DUTCH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 110,953
 ECF (409 - RURAL SUBS) 0.650 => TCV of Bldg: 1 = 72,120

2017 Est. T.C.V. 009-470-104-00 = 94,545
 Est. TCV/Total Floor Area = 79.05, Most recent sale 11/09/2011 for 65,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
46,300	46,300	46,300	44,048	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	396	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
47,300	47,300	47,300	44,444	44,444	0

009-470-107-00 2017 Est. T.C.V. SCHULTZ DERRICK & ROSE
 Property Class: 401 7417 W MISSAUKEE BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * EAST 50' OF 3 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 8K					8000	100		8,000
50 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								8,000

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	0.3	95	285
Total Estimated Land Improvements True Cash Value =					285

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

(11) Heating System: Space Heater
 Ground Area = Size for Rates = 448 SF Floor Area = 448 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	73.20	-12.72	-2.85	448	25,818

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

Draft Record Card - Printed before March Board of Review

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
---------------------	---------	---	-------

(16) Porches

WGEP (1 Story), Standard	30.65	200	6,130
--------------------------	-------	-----	-------

(17) Garages

Class:CD	Exterior: Siding	Foundation: 42 Inch (Finished)	Base Cost	Size	Cost
			27.20	352	9,574
			350.00	1	350

County Multiplier = 1.38 => Cost New = 64,194

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 35,307
 ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 30,011

2017 Est. T.C.V. 009-470-107-00 = 38,296
 Est. TCV/Total Floor Area = 85.48

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
20,900	20,900	20,900	19,057	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,800	0	43	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
19,100	19,100	19,100	19,228	19,100	0

009-470-108-00	2017 Est. T.C.V.	DREUTH KEVIN & KRIN
Property Class: 401		7421 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
* Factors * W 90' OF 3 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 8K					8000	100		8,000
<Site Value C> GROUP C 5K SITE					5000	100		5,000
120 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								13,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.93	1.00	180	71	1,142
Total Estimated Land Improvements True Cash Value =					1,142

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 = 776 SF Floor Area = 776 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	62.76	-11.13	0.00	776	40,065

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
Appliance Allowance 1415.00 1 1,415 **Draft Record Card - Printed before March Board of Review**

(17) Garages

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

Base Cost	24.80	140	3,472
Common Wall: 1 Wall	-1000.00	1	-1,000
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 66,939

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 36,817

Separately Depreciated Items:

Square footage # 1 is depreciated at 56 %Good... Base Cost Was = 40,065
County Multiplier = 1.38 => Cost New = 55,290
Phy/Ab.+hy/Func/Econ/Comb.%Good= 1/100/100/100/1.0, Depr.Cost = 553

(16) Deck/Balcony

Treated Wood,Standard	8.05	96	773
County Multiplier = 1.38 =>			Cost New = 1,066
Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0,			Depr.Cost = 949

Total Depreciated Cost = 38,319
ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 32,571

2017 Est. T.C.V. 009-470-108-00 = 46,713

Est. TCV/Total Floor Area = 60.20, Most recent sale 09/21/2012 for 24,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,200	25,200	25,200	23,169	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,800	0	0	208	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-470-108-00

Page: 2

23,400	23,400	23,400	23,377	23,377	0
--------	--------	--------	--------	--------	---

Draft Record Card - Printed before March Board of Review

009-470-110-00 2017 Est. T.C.V. SANDOW KIM P & LORI G
 Property Class: 401 7451 W MISSAUKEE BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * 5 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
200 Actual Front Feet, 0.64 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.24	1.00	160	94	1,389
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					1,864

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls CD Blt 1945

(11) Heating System: Forced Hot Water
 Ground Area = Size for Rates = 1064 SF Floor Area = 1862 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.75 Story Siding Crawl Space 83.77 -8.62 1.71 1064 81,779

Other Additions/Adjustments Rate Size Cost

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

(14) Water/Sewer
 Public Sewer 1,025.00 1 1,025
 Well, 50 Feet 1,575.00 1 1,575

Draft Record Card Printed before March Board of Review

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

(16) Porches
 CGEP (1 Story), Standard 30.44 220 6,697

(16) Breezeways
 Frame Wall,Finished 27.25 64 1,744

(17) Garages
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 19.34 520 10,057
 Common Wall: 1/2 Wall -625.00 1 -625
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 9.71 1480 14,371
 Mechanical Doors 350.00 2 700

County Multiplier = 1.38 => Cost New = 172,214

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 103,328
 ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 87,829

2017 Est. T.C.V. 009-470-110-00 = 114,693

Est. TCV/Total Floor Area = 61.60, Most recent sale 06/26/2009 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,600	69,600	69,600	57,357	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-12,300	0	-57	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
57,300	57,300	57,300	57,873	57,300	57,300

Draft Record Card - Printed before March Board of Review

009-470-115-00 2017 Est. T.C.V. THOMAS ROBERT & KARIN (TTEE)
 Property Class: 401 1926 S SWEETBRIAR AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * LOTS 115 & 116 & N10'

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
90 Actual Front Feet, 0.29 Total Acres Total Est. Land Value =								16,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.20	1.00	550	85	561
Shed: Wood Frame	7.81	1.00	192	85	1,274
Total Estimated Land Improvements True Cash Value =					1,835

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1248 SF Floor Area = 1248 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 46.35 -7.93 0.66 1248 48,772

Other Additions/Adjustments Rate Size Cost

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

Draft Record Card - Printed before March Board of Review

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

(16) Porches
 WPP, Standard 7.14 502 3,584

County Multiplier = 1.38 => Cost New = 81,562
 Notes: 1999 FAIRMONT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 73,406
 ECF (409 - RURAL SUBS) 0.650 => TCV of Bldg: 1 = 47,714

2017 Est. T.C.V. 009-470-115-00							=	65,549
Est. TCV/Total Floor Area = 52.52, Most recent sale 11/01/1994 for 5,000								
2016 Assessed	MBOR		S.E.V.		Base for Cap		C.P.I.	
32,800	32,800		32,800		31,275		0.90	
2017	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0		0	0	281	0	
2017 Assessed	MBOR		S.E.V.		Capped	->Taxable<-		PRE/MBT
32,800	32,800		32,800		31,556	31,556		31,556

009-470-120-00 2017 Est. T.C.V. OWSTON JOAN
 Property Class: 401 1985 S PAVILION DR
 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
51 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	128	82	336
Total Estimated Land Improvements True Cash Value =					336

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

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.90	-9.56	-2.85	720	37,073

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
 Appliance Allowance 1415.00 1 1,415

Draft Record Card - Printed before March Board of Review

(16) Porches
 CCP (1 Story), Standard 36.15 50 1,808

(17) Garages
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 19.75 400 7,900
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 72,795

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 40,037
 ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 34,032

2017 Est. T.C.V. 009-470-120-00 = 39,368

Est. TCV/Total Floor Area = 54.68

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,700	24,700	24,700	20,018	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,000	0	0	-318	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,700	19,700	19,700	20,198	19,700	19,700	

009-470-121-00	2017 Est. T.C.V.	STAATS TYLER J & PICKFORD CECELIA A
Property Class: 401		1975 S PAVILION DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

		* Factors *		2 LOTS + PRT OF 3RD LOT		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 8K					8000 100	8,000
<Site Value C> GROUP C 5K SITE					5000 100	5,000
104 Actual Front Feet, 0.33 Total Acres					Total Est. Land Value =	13,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Split, 2 Rail	7.50	1.00	180	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls CD Blt 1977

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1232 SF Floor Area = 1232 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.07	-8.29	1.87	1232	62,401

Other Additions/Adjustments	Rate	Size	Cost
-----------------------------	------	------	------

(13) Plumbing

Average Fixture(s)	630.00	1	630
--------------------	--------	---	-----

(14) Water/Sewer

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

Draft Record Card Printed before March Board of Review

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
---------------------	---------	---	-------

(16) Porches

CCP (1 Story), Standard	21.45	200	4,290
CPP, Standard	16.73	70	1,171

(17) Garages

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

Base Cost	20.10	576	11,578
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 117,003

Notes: MODULAR MRBC

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 70,202
 ECF (409 - RURAL SUBS) 0.650 => TCV of Bldg: 1 = 45,631

2017 Est. T.C.V. 009-470-121-00 = 59,106

Est. TCV/Total Floor Area = 47.98, Most recent sale 09/12/2014 for 70,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,600	33,600	33,600	32,196	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,000	0	-2,596	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
29,600	29,600	29,600	32,485	29,600	29,600

009-470-123-00 2017 Est. T.C.V. WOLF NEIL & MARTHA TRUST
 Property Class: 401 1945 S PAVILION DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors * 2 LOTS & PART OF OTHERS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 8K					8000	100		8,000
<Site Value C> GROUP C 5K SITE					5000	100		5,000
98 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =								13,000

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	540	50	929
Shed: Metal Prefab	8.90	1.00	100	50	445
Total Estimated Land Improvements True Cash Value =					1,374

< 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	38.41	-0.75	-6	720	25,456

Other Additions/Adjustments	Rate	Size	Cost
Addition/Crawl	37.50	288	10,800
Free Standing Roof	4.57	1416	6,471

(9) Foundation				
Foundation Wall: Block	6.57	144	947	

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

Draft Record Card - Printed before March Board of Review

(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				
CCP (1 Story), Standard	20.05	216	4,331	

(17) Garages				
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	20.70	396	8,197	
Mechanical Doors	350.00	1	350	
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)				
Base Cost	11.60	768	8,909	
Mechanical Doors	350.00	1	350	

County Multiplier = 1.38 => Cost New = 96,686

Notes: 1968 VINDALE MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 33,840

Separately Depreciated Items:

(16) Porches				
CGEP (1 Story), Standard	33.14	160	5,302	
County Multiplier = 1.38 =>			Cost New =	7,317
Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/100/100/100/72.0,			Depr.Cost =	5,268

Total Depreciated Cost = 39,109

ECF (409 - RURAL SUBS) 0.500 => TCV of Bldg: 1 = 19,554

Parcel Number: 009-470-123-00

Page: 2

2017 Est. T.C.V. 009-470-123-00				=	33,928	
Est. TCV/Total Floor Area = 33.66, Most recent sale 05/04/2015 for 40,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
21,400	21,400	21,400	21,400	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-4,400	0	0	-4,400	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,000	17,000	17,000	21,592	17,000	0	

Draft Record Card - Printed before March Board of Review

009-480-001-00 2017 Est. T.C.V. CUSHMAN FAMILY TRUST
 Property Class: 401 7540 W FOREST DR
 Map #: COMMON BEARCH (PUB 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	44.00	103.00	1.0325	1.0000	2400	100		109,029
44 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	109,029

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	7.02	1.00	240	61	1,028
Total Estimated Land Improvements True Cash Value =					1,028

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1926

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 736 SF Floor Area = 736 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.55	0.00	0.00	208	13,218
1	Story Siding	Crawl Space	63.55	-9.51	0.00	528	28,533

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
 WGEP (1 Story), Standard 32.62 176 5,741

County Multiplier = 1.38 => Cost New = 78,056
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 46,834

Separately Depreciated Items:

(16) Deck/Balcony
 Treated Wood,Standard 6.49 264 1,713
 County Multiplier = 1.38 => Cost New = 2,364
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 1,679

Total Depreciated Cost = 48,513
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 67,918

2017 Est. T.C.V. 009-480-001-00 = 177,975
 Est. TCV/Total Floor Area = 241.81

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
82,700	82,700	82,700	50,722	0.90	0	0	0	456	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
89,000	89,000	89,000	51,178	51,178	0				

009-480-005-00	2017 Est. T.C.V.	TOLES MICHAEL J
Property Class: 401		1850 S PAVILION DR
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, 0.18 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.	3.78	1.00	600	0	0
Shed: Metal Prefab	8.76	1.00	64	50	280

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 =					755

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D+5 Blt 1958

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 660 SF Floor Area = 660 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	56.43	-11.00	-0.82	660	29,443

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

Draft Record Card Printed before March Board of Review

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
---------------------	---------	---	-------

(16) Deck/Balcony

Treated Wood,Standard	7.24	120	869
-----------------------	------	-----	-----

(17) Garages

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

Base Cost	15.30	768	11,750
Automatic Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 65,562

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 39,337
ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 41,304

2017 Est. T.C.V. 009-480-005-00 = 67,059

Est. TCV/Total Floor Area = 101.60

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,400	29,400	29,400	22,417	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,100	0	201	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,500	33,500	33,500	22,618	22,618	22,618	

009-480-006-00 2017 Est. T.C.V. MCEWEN GORDON T & BERNADINE
 Property Class: 401 1860 S PAVILION DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * LOTS 6 & 7

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, 0.34 Total Acres Total Est. Land Value =								16,000

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 1320 SF Floor Area = 1320 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.39	-8.14	-1.63	990	46,154
1	Story Siding	Slab	56.39	-9.77	-1.63	330	14,847

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 CPP, Standard 16.04 78 1,251

County Multiplier = 1.38 => **Draft Record Card - Printed before March Board of Review** Cost New = 92,317

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 64,622
 ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 58,160

2017 Est. T.C.V. 009-480-006-00 = 74,160

Est. TCV/Total Floor Area = 56.18

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,900	38,900	38,900	30,078	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,800	0	0	270	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,100	37,100	37,100	30,348	30,348	0	

009-480-008-00 2017 Est. T.C.V. KUZAWA STEVEN A & MAUREEN
 Property Class: 401 1880 S PAVILION DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * LOTS 8 & 9

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
102 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								16,000

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	1180	50	1,888
Total Estimated Land Improvements True Cash Value =					1,888

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1154 SF Floor Area = 1154 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.73	-8.44	0.00	1154	56,881

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	630.00	1	630
--------------------	--------	---	-----

(14) Water/Sewer

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

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

(16) Breezeways

Frame Wall,Finished	27.25	140	3,815
---------------------	-------	-----	-------

(17) Garages

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

Base Cost	14.74	780	11,497
-----------	-------	-----	--------

County Multiplier = 1.38 => Cost New = 106,036

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 63,622
 ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 54,078

2017 Est. T.C.V. 009-480-008-00					=	71,966
Est. TCV/Total Floor Area = 62.36, Most recent sale 08/30/2010 for 57,900						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,400	39,400	39,400	30,532	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-3,400		0	0	274	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,000	36,000	36,000	30,806	30,806	0	

009-480-010-00	2017 Est. T.C.V.	ANDREWS LEO W & MARIEL J
Property Class: 401		1900 S PAVILION DR
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
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								33,000

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	100	500
Total Estimated Land Improvements True Cash Value =					500

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1936

(11) Heating System: Space Heater

Ground Area = Size for Rates = 792 SF Floor Area = 792 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Crawl Space	53.40	-8.98	-1.89	792	33,684

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

Draft Record Card - Printed before March Board of Review

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	30.33	72	2,184
-------------------------	-------	----	-------

(17) Garages

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

Base Cost	18.95	396	7,504
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 71,544

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 39,349
ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 33,447

2017 Est. T.C.V. 009-480-010-00 = 66,947

Est. TCV/Total Floor Area = 84.53, Most recent sale 10/03/2008 for 76,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
34,300	34,300	34,300	26,080	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-800	0	234	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
33,500	33,500	33,500	26,314	26,314	0

009-480-013-00 2017 Est. T.C.V. URIE CHADWICK L & JESSICA S
 Property Class: 401 1940 S PAVILION DR
 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
83 Actual Front Feet, 0.29 Total Acres Total Est. Land Value =								5,000

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

(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments	Rate	Size	Cost
-----------------------------	------	------	------

(13) Plumbing

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

(16) Deck/Balcony

Roof Cover Only, Standard	8.55	468	4,001
---------------------------	------	-----	-------

(17) Garages

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

Base Cost	18.41	468	8,616
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 20,103

Draft Record Card - Printed before March Board of Review

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,	Depr.Cost =	13,067
ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 =		11,760

2017 Est. T.C.V. 009-480-013-00 = 16,760

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,800	10,800	10,800	10,130	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,400	0	0	-1,730	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,400	8,400	8,400	10,221	8,400	0	