

009-560-001-00                      2017 Est. T.C.V.                      MAHER LORAINÉ M TRUSTEE  
 Property Class: 401                      105 NORA DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1000/FF	60.00	129.00	0.7806	1.0000	1000	100		46,836
GRADE D 950/FF	77.00	129.00	0.8135	0.9374	950	100		55,784
137 Actual Front Feet, 0.41 Total Acres                      Total Est. Land Value =								102,620

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.07	1.00	80	45	435
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 =					2,860

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 1543 SF    Floor Area = 2314 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	79.68	-8.71	0.00	1543	109,507

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing  

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

(14) Water/Sewer  

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

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(15) Built-Ins & Fireplaces  

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

(16) Porches  

CCP (1 Story), Standard	33.50	70	2,345
WCP (1 Story), Standard	38.16	48	1,832

(16) Deck/Balcony  

Treated Wood, Standard	6.22	528	3,284
Treated Wood, Standard	7.65	136	1,040

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

Base Cost	15.47	768	11,881
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 =>                      Cost New =                      197,410

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =                      138,187  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =                      193,462

2017 Est. T.C.V. 009-560-001-00                      =                      298,942

Est. TCV/Total Floor Area = 129.19		2016 Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.
146,300	146,300	146,300	146,300	145,280	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	3,200	0	0	1,307	0		
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
149,500	149,500	149,500	149,500	146,587	146,587	146,587	

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009-560-003-00                      2017 Est. T.C.V.                      MAHER LORAIN M TRUSTEE  
 Property Class: 401                                           105 NORA DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	71.00	119.00	0.9508	1.0000	1800	100		121,506
71 Actual Front Feet, 0.19 Total Acres                      Total Est. Land Value =								121,506

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    2S                      Cls C    Blt 1990

(11) Heating System: Space Heater

Ground Area = Size for Rates = 768 SF    Floor Area = 1536 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	112.25	-12.49	0.00	768	76,616

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing  
 No Plumbing                      -4450.00                      1                      -4,450

(15) Built-Ins & Fireplaces  
 Fireplace: Wood Stove                      1350.00                      1                      1,350

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

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(17) Basement Garages  
 Basement Garage: 2 Car                      2100.00                      1                      2,100

County Multiplier = 1.38 =>                      Cost New = 105,049

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost = 84,039  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 113,453

2017 Est. T.C.V. 009-560-003-00                      = 235,434

Est. TCV/Total Floor Area = 153.28

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
115,700	115,700	115,700	79,717	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,000	0	0	717	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
117,700	117,700	117,700	80,434	80,434	80,434	80,434

009-560-004-00                      2017 Est. T.C.V.                      MAURY RICHARD C  
 Property Class: 402                      S NORA DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	72.00	122.00	0.9468	1.0000	1800	100		122,702
72 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	122,702

2017 Est. T.C.V. 009-560-004-00                      =                      122,702

Est. TCV/Total Floor Area = 79.88

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
61,900	61,900	61,900	40,348	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-500	0	0	363	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
61,400	61,400	61,400	40,711	40,711	40,711

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009-560-005-00                      2017 Est. T.C.V.                      MAURY RICHARD C  
 Property Class: 401                                           117 S NORA DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	72.00	110.00	0.9468	1.0000	1800	100		122,702
72 Actual Front Feet, 0.18 Total Acres                      Total Est. Land Value =								122,702

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	480	78	1,288
Total Estimated Land Improvements True Cash Value =					1,288

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls    C+5    Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 924 SF    Floor Area = 1386 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	91.27	-12.60	0.00	924	72,691

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

(15) Built-Ins & Fireplaces  
 Appliance Allowance                      1,915.00                      1                      1,915

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(16) Deck/Balcony  
 Treated Wood,Standard                      6.52                      344                      2,243

(17) Garages  
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      22.80                      400                      9,120  
 Common Wall: 1 Wall                      -1300.00                      1                      -1,300

County Multiplier = 1.38 =>                      Cost New =                      123,222

Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0,    Depr.Cost =                      96,113  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =                      134,558

2017 Est. T.C.V. 009-560-005-00                      =                      258,548

Est. TCV/Total Floor Area = 186.54

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
124,600	124,600	124,600	87,788	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,700	0	790	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
129,300	129,300	129,300	88,578	88,578	88,578

009-560-006-00                      2017 Est. T.C.V.                      KOLHAGEN ROGER A & JANET K  
 Property Class: 401                                           131 NORA DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	63.00	118.00	0.9855	1.0000	1800	100		111,752
63 Actual Front Feet, 0.17 Total Acres                      Total Est. Land Value =								111,752

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	480	50	826
Total Estimated Land Improvements True Cash Value =					826

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls    C+5    Blt 1974

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1000 SF    Floor Area = 1640 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	81.14	-10.27	-0.36	840	59,228
1	Story Siding	Crawl Space	70.56	-10.27	-0.28	160	9,602
1	Story Siding	Overhang	39.00	0.00	0.00	430	16,770

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.47	380	2,459
Treated Wood,Standard	7.76	128	993
Treated Wood,Standard	7.65	136	1,040

(17) Garages

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

Base Cost	18.95	480	9,096
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County Multiplier = 1.38 =>                      Cost New = 151,248

Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0,    Depr.Cost = 117,974

Separately Depreciated Items:

(17) Garages

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

Base Cost	25.92	650	16,848
Common Wall: 1 Wall	-1425.00	1	-1,425

County Multiplier = 1.38 =>                      Cost New = 21,284

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0,    Depr.Cost = 20,432

Total Depreciated Cost = 138,406

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 193,769

2017 Est. T.C.V. 009-560-006-00                      = 306,347

Est. TCV/Total Floor Area = 186.80, Most recent sale 06/01/2002 for 235,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
145,700	145,700	145,700	134,141	0.90

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2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,500	0	0	1,207	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	153,200	153,200	153,200	135,348	135,348	135,348

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009-560-007-00                      2017 Est. T.C.V.                      RINK JAMES A  
 Property Class: 401                                           141 S NORA DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	65.33	127.00	0.9748	1.0000	1800	100		114,634
73 Actual Front Feet, 0.18 Total Acres                      Total Est. Land Value =								114,634

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls C-5    Blt 1971

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1032 SF    Floor Area = 1548 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	80.82	-9.21	0.00	1032	73,902

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CSEP (1 Story), Standard	24.20	258	6,244
WPP, Standard	7.13	675	4,813

(16) Deck/Balcony

Wood Balcony	17.50	51	893
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(17) Garages

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

Base Cost	20.71	490	10,148
Common Wall: 1/2 Wall	-650.00	1	-650
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 =>                      Cost New =    141,568

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =    84,941  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 =    114,670

2017 Est. T.C.V. 009-560-007-00                      =    229,304

Est. TCV/Total Floor Area = 148.13, Most recent sale 01/02/2015 for 198,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
112,400	112,400	112,400	83,671	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,300	0	0	753	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
114,700	114,700	114,700	84,424	84,424	0



009-560-008-00	2017 Est. T.C.V.	RINK COTTAGE LLC
Property Class: 401		151 S NORA DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	63.67	140.00	0.9824	1.0000	1800	100		112,579
68 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								112,579

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	1476	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+10 Blt 1970

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1448 SF Floor Area = 1810 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Crawl Space	79.84	-9.75	2.67	1448	105,356

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	10.25	64	656

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

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

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

(16) Porches			
CCP (1 Story), Standard	35.60	60	2,136
WGEP (1 Story), Standard	31.90	200	6,380
WCP (1 Story), Standard	22.15	188	4,164
WPP, Standard	7.14	659	4,705

(16) Deck/Balcony			
Wood Balcony	17.50	96	1,680
Wood Balcony	17.50	48	840

(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	16.22	816	13,236
Mechanical Doors	350.00	3	1,050
Storage area over garage	3.95	816	3,223

County Multiplier = 1.38 => Cost New = 212,470

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 138,105  
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 193,348

2017 Est. T.C.V. 009-560-008-00 = 308,302  
Est. TCV/Total Floor Area = 170.33, Most recent sale 09/28/2012 for 398,165  
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.

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	146,800	146,800	146,800	138,943	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,400	0	0	1,250	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	154,200	154,200	154,200	140,193	140,193	0

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009-560-009-00                      2017 Est. T.C.V.                      RINK COTTAGE LLC  
 Property Class: 402                      S NORA DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

		* Factors *				ENCROCH FROM #8		
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	59.00	135.00	0.9763	1.0000	1800	100		103,680
GRADE D 950/FF	6.00	135.00	0.9802	0.9503	950	50	ENCROCH FROM #8	2,655
66 Actual Front Feet, 0.20 Total Acres				Total Acres		Total Est. Land Value =		106,335

2017 Est. T.C.V. 009-560-009-00					=	106,335
Est. TCV/Total Floor Area = 58.75						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,300	53,300	53,300	52,698	0.90		
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-100	0	474	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,200	53,200	53,200	53,172	53,172	0	

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009-560-010-00                      2017 Est. T.C.V.                      RINK COTTAGE LLC  
 Property Class: 402                      S NORA DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	62.33	121.00	0.9886	1.0000	1800	100		110,923
66 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	110,923

2017 Est. T.C.V. 009-560-010-00 = 110,923

Est. TCV/Total Floor Area = 61.28

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,600	55,600	55,600	55,600	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-100	0	-100	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,500	55,500	55,500	56,100	55,500	0	

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009-560-011-00                      2017 Est. T.C.V.                      LANGTRY RAYMOND  
 Property Class: 401                                                                181 S NORA DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	71.00	110.00	0.9508	1.0000	1800	100		121,506
71 Actual Front Feet, 0.18 Total Acres                      Total Est. Land Value =								121,506

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls    C-5    Blt 1967

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 728 SF    Floor Area = 1092 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	86.95	-10.11	-0.38	728	55,663

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

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

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

(16) Deck/Balcony  
 Pine,Standard                      5.17                      338                      1,747  
 Pine,Standard                      7.68                      60                      461  
 Pine,Standard                      7.68                      60                      461

County Multiplier = 1.38 =>                      Cost New =                      87,967

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      57,178

Separately Depreciated Items:

(17) Garages  
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      19.20                      576                      11,059  
 County Multiplier = 1.38 =>                      Cost New =                      15,262  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0,    Depr.Cost =                      13,278

Total Depreciated Cost =                      70,456  
 ECF (4520 NORTSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =                      98,638

2017 Est. T.C.V. 009-560-011-00                      =                      221,094

Est. TCV/Total Floor Area = 202.47

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
107,200	107,200	107,200	84,208	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,300	0	0	757	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
110,500	110,500	110,500	84,965	84,965	0

009-560-012-00                      2017 Est. T.C.V.                      MULDER JOHN A  
 Property Class: 401                                           191 S NORA DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	69.00	105.00	0.9589	1.0000	1800	100		119,100
69 Actual Front Feet, 0.17 Total Acres                      Total Est. Land Value =								119,100

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	432	0	0
D/W/P: Patio Blocks	8.13	1.00	132	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	2.0	95	1,900
Total Estimated Land Improvements True Cash Value =					1,900

Cost Est. for Res. Bldg: 1    Single Family    2S                      Cls C+10    Blt 1970

(11) Heating System: Forced Heat & Cool  
 Ground Area = Size for Rates = 2283 SF    Floor Area = 3630 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	103.30	-8.63	4.21	1286	127,160
1	Story Siding	Crawl Space	65.29	-8.63	2.11	997	58,594
1	Story Siding	Overhang	34.57	0.00	0.00	12	415
1	Story Siding	Overhang	34.57	0.00	0.00	49	1,694

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	2	7,750
Fireplace: Exterior 2 Story	4650.00	1	4,650

(16) Porches

CCP (1 Story), Standard	73.45	12	881
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(16) Deck/Balcony

Treated Wood, Standard	6.15	567	3,487
Treated Wood, Standard	6.50	351	2,282

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	15.12	950	14,364
Mechanical Doors	350.00	2	700
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	14.13	936	13,226
Mechanical Doors	350.00	2	700
Storage area over garage	3.95	450	1,778

County Multiplier = 1.38    =>                      Cost New =    342,538

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =    239,777  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 =    323,699

Parcel Number: 009-560-012-00

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2017 Est. T.C.V. 009-560-012-00		=	444,699		
Est. TCV/Total Floor Area = 122.51					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
215,600	215,600	215,600	172,841	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,700	0	1,555	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
222,300	222,300	222,300	174,396	174,396	0

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009-560-013-00                      2017 Est. T.C.V.                      KEEGAN ESTHER V TRUST  
 Property Class: 401                                           201 S NORA DR  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	108.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.15 Total Acres                      Total Est. Land Value =								108,000

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	939	73	2,769
Shed: Wood Frame	15.43	1.00	80	72	889
Total Estimated Land Improvements True Cash Value =					3,658

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

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = Size for Rates = 1904 SF    Floor Area = 1904 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	73.34	-10.30	5.66	1904	130,805

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

Public Sewer	1487.00	1	1,487
Well, 100 Feet	3050.00	1	3,050

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(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Exterior 1 Story	4925.00	1	4,925

(16) Porches

CCP (1 Story), Standard	58.45	25	1,461
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(16) Deck/Balcony

Treated Wood, Standard	6.90	852	5,879
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(17) Garages

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

Base Cost	23.15	576	13,334
Common Wall: 1.5 Wall	-2150.00	1	-2,150
Mechanical Doors	400.00	2	800

County Multiplier = 1.38 =>                      Cost New =                      235,112

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =                      164,579  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 =                      228,764

2017 Est. T.C.V. 009-560-013-00                      =                      340,422

Est. TCV/Total Floor Area = 178.79

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
166,100	166,100	166,100	116,215	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,100	0	1,045	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
170,200	170,200	170,200	117,260	117,260	0



009-560-014-00                      2017 Est. T.C.V.                      KEEGAN ESTHER V TRUST  
 Property Class: 402                                           S NORA DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE D 950/FF	30.00	107.00	1.0000	0.8863	950	100		25,259
30 Actual Front Feet, 0.07 Total Acres							Total Est. Land Value =	25,259

2017 Est. T.C.V. 009-560-014-00                      =                      25,259

Est. TCV/Total Floor Area = 13.27

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,000	12,000	12,000	12,000	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	0	108	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,600	12,600	12,600	12,108	12,108	0	

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009-560-014-50                      2017 Est. T.C.V.                      ROWLAND ROBERT S  
 Property Class: 402                      S NORA DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE D 950/FF	30.00	107.00	1.0000	0.8863	950	100	SURPLUS	25,259
30 Actual Front Feet, 0.07 Total Acres							Total Est. Land Value =	25,259

2017 Est. T.C.V. 009-560-014-50                      =                      25,259

Est. TCV/Total Floor Area = 13.27

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
12,000	12,000	12,000	12,000	0.90	0	600	0	108	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
12,600	12,600	12,600	12,108	12,108	0				

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009-560-015-00                      2017 Est. T.C.V.                      ROWLAND ROBERT S  
 Property Class: 401                                           221 S NORA DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	50.00	108.00	0.9951	1.0000	1800	100		89,555
GRADE D 950/FF	11.00	108.00	0.9959	0.8888	950	100	SURPLUS	9,249
61 Actual Front Feet, 0.15 Total Acres                      Total Est. Land Value =								98,804

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	934	71	2,281
Total Estimated Land Improvements True Cash Value =					2,281

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls    C+10    Blt 1968

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1552 SF    Floor Area = 2192 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	68.75	-9.57	-0.30	912	53,699
2	Story Siding	Crawl Space	108.70	-9.57	-0.59	640	63,066

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	9.22	304	2,803
WGEP (1 Story), Standard	52.78	64	3,378

(17) Garages

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

Base Cost	17.55	576	10,109
Mechanical Doors	350.00	1	350
Storage area over garage	3.95	288	1,138

County Multiplier = 1.38 =>                      Cost New = 196,448

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,    Depr.Cost = 139,478  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 195,269

2017 Est. T.C.V. 009-560-015-00					=	296,354
Est. TCV/Total Floor Area = 135.20, Most recent sale 01/25/2013 for 260,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
143,800	143,800	143,800	133,800	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,400		0	0	1,204	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
148,200	148,200	148,200	135,004	135,004	0	

009-560-016-00	2017 Est. T.C.V.	SMOES LARRY R & SHELLY
Property Class: 401		231 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	61.00	117.00	0.9951	1.0000	1800	100		109,257
61 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								109,257

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	1260	73	3,164
Total Estimated Land Improvements True Cash Value =					3,164

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C+10 Blt 1986

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1334 SF Floor Area = 2334 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	102.09	-9.97	3.70	1334	127,824

Other Additions/Adjustments Rate Size Cost

(1) Exterior							
Brick Veneer		8.25		468		3,861	

(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance		1915.00		1		1,915	
Fireplace: Interior 2 Story		3825.00		1		3,825	

(16) Porches

CSEP (1 Story), Standard		28.88		160		4,621	
CCP (1 Story), Standard		49.04		32		1,569	

(16) Deck/Balcony

Treated Wood,Standard		6.10		683		4,166	
Treated Wood,Standard		6.76		264		1,785	
Treated Wood,Standard		6.65		300		1,995	
Treated Wood,Standard		11.03		45		496	

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost		26.85		288		7,733	
Common Wall: 1 Wall		-1300.00		1		-1,300	
Mechanical Doors		350.00		1		350	
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost		20.90		480		10,032	
Mechanical Doors		350.00		2		700	

County Multiplier = 1.38 => Cost New = 243,700

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 182,775  
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 255,885

2017 Est. T.C.V. 009-560-016-00 = 368,306

Est. TCV/Total Floor Area = 157.80

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

Parcel Number: 009-560-016-00

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	174,200	174,200	174,200	157,550	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	10,000	0	0	1,417	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	184,200	184,200	184,200	158,967	158,967	0

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009-560-017-00	2017 Est. T.C.V.	WOOD ANN LOUISE TR
Property Class: 401		241 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	61.00	125.00	0.9951	1.0000	1800	100		109,257
61 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value = 109,257

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	500	86	1,479
Total Estimated Land Improvements True Cash Value =					1,479

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1384 SF Floor Area = 1944 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	89.03	-9.87	0.00	1120	88,659
1	Story Siding	Crawl Space	69.89	-9.87	0.00	264	15,845

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	28.78	108	3,108
WPP, Standard	8.68	384	3,333

(17) Garages

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

Base Cost	20.83	484	10,082
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 184,457

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 156,789  
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 219,504

2017 Est. T.C.V. 009-560-017-00 = 330,240

Est. TCV/Total Floor Area = 169.88

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
160,500	160,500	160,500	125,760	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,600	0	1,131	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
165,100	165,100	165,100	126,891	126,891	0	

009-560-018-00                      2017 Est. T.C.V.                      TRAUSCH THOMAS C & JULIA E  
 Property Class: 401                                                                251 S NORA DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	61.00	135.00	0.9951	1.0000	1800	100		109,257
61 Actual Front Feet, 0.19 Total Acres                      Total Est. Land Value =								109,257

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	662	71	1,617
Total Estimated Land Improvements True Cash Value =					1,617

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls    C+5    Blt 1976

(11) Heating System: Forced Air w/ Ducts

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	Crawl Space	89.69	-10.25	0.00	1008	80,076

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1,915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250

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(16) Deck/Balcony

Treated Wood,Standard	6.13	620	3,801
Treated Wood,Standard	14.72	24	353
Treated Wood,Standard	8.82	80	706
Treated Wood,Standard	6.88	235	1,617

(17) Garages

Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	17.33	594	10,294
Mechanical Doors	350.00	1	350
Storage area over garage	3.95	400	1,580
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	17.55	576	10,109
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      162,697

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =                      113,888  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =                      159,443

2017 Est. T.C.V. 009-560-018-00				=	270,317	
Est. TCV/Total Floor Area = 178.78, Most recent sale 08/04/2014 for 200,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
129,000	129,000	129,000	98,538	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,200		0	0	886	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
135,200	135,200	135,200	99,424	99,424	0	

009-560-019-00                      2017 Est. T.C.V.                      BAKER LAWRENCE W  
 Property Class: 401                                           261 S NORA DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	59.00	151.00	1.0051	1.0000	1800	100		106,737
59 Actual Front Feet, 0.20 Total Acres                      Total Est. Land Value =								106,737

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	855	50	1,471
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 =					3,896

Cost Est. for Res. Bldg: 1    Single Family    2S                      Cls    C+5    Blt 1975

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1144 SF    Floor Area = 2700 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	108.86	-9.90	4.02	1144	117,809
1	Story Siding	Overhang	38.09	0.00	0.00	412	15,693

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	2	2,324
Well, 100 Feet	2700.00	1	2,700

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(15) Built-Ins & Fireplaces

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

(16) Breezeways

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

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

Base Cost	22.65	576	13,046
Common Wall: 1 Wall	-1300.00	1	-1,300

County Multiplier = 1.38 =>                      Cost New =                      226,311

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,                      Depr.Cost =                      158,418

Separately Depreciated Items:

Square footage # 1 is depreciated at 76 %Good...                      Base Cost Was =                      117,809  
 County Multiplier = 1.38 =>                      Cost New =                      162,577  
 Phy/Ab.+hy/Func/Econ/Comb.%Good= 6/100/100/100/6.0,                      Depr.Cost =                      9,755

(16) Porches

WGEP (1 Story), Standard	28.10	288	8,093
County Multiplier = 1.38 =>		Cost New =	11,168
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,		Depr.Cost =	9,493
CCP (1 Story), Standard	32.14	78	2,507
County Multiplier = 1.38 =>		Cost New =	3,460
Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,		Depr.Cost =	3,252



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(16) Deck/Balcony  
 Treated Wood,Standard 6.42 434 2,786  
 County Multiplier = 1.38 => Cost New = 3,845  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, Depr.Cost = 2,999

(17) Garages  
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost 15.95 720 11,484  
 County Multiplier = 1.38 => Cost New = 15,848  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, Depr.Cost = 12,361

Total Depreciated Cost = 196,278  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 264,975

2017 Est. T.C.V. 009-560-019-00 = 375,608

Est. TCV/Total Floor Area = 139.11

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
181,900	181,900	181,900	154,045	0.90	
2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,900	0	0	1,386	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
187,800	187,800	187,800	155,431	155,431	0

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009-560-020-00                      2017 Est. T.C.V.                      STANHOPE ROBERT G & KRISTY L  
 Property Class: 401                      271 S NORA DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	167.00	0.8123	1.0000	1800	100		87,723
GRADE D 950/FF	60.00	167.00	0.8409	1.0129	950	100	SURPLUS #21	48,551
120 Actual Front Feet, 0.46 Total Acres                      Total Est. Land Value =								136,274

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	1350	0	0
D/W/P: Brick on Sand	9.39	1.00	339	0	0
D/W/P: Brick on Sand	9.39	1.00	270	0	0
D/W/P: 4in Concrete	3.61	1.00	480	0	0
Shed: Wood Frame	11.06	1.00	120	50	663
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					5,413

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls    C+5    Blt 1991

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1218 SF    Floor Area = 2432 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	107.69	-9.74	4.02	1094	111,555
1	Story Siding	Crawl Space	68.11	-9.74	2.01	124	7,487
1	Story Siding	Overhang	37.68	0.00	0.00	120	4,522

Other Additions/Adjustments                      Rate                      Size                      Cost  
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(1) Exterior							
Brick Veneer	8.25		192			1,584	
(13) Plumbing							
Average Fixture(s)	760.00		1			760	
3 Fixture Bath	2400.00		1			2,400	
(14) Water/Sewer							
Public Sewer	1162.00		1			1,162	
Well, 100 Feet	2700.00		1			2,700	
(15) Built-Ins & Fireplaces							
Appliance Allowance	1915.00		1			1,915	
(16) Porches							
WCP (1 Story), Standard	38.16		48			1,832	
WSEP (1 Story), Standard	30.63		127			3,890	
(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	
Automatic Doors	375.00		1			375	

County Multiplier = 1.38    =>                      Cost New =    206,229

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =    154,672

Separately Depreciated Items:

(16) Deck/Balcony							
Treated Wood,Standard	6.49		360			2,336	

Parcel Number: 009-560-020-00 Page: 2

County Multiplier = 1.38 => Cost New = 3,224  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Depr.Cost = 3,128  
 Total Depreciated Cost = 157,800  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 220,919

Cost Est. for Res. Bldg: 2 Single Family GRG Cls C Blt 0

(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

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

(16) Deck/Balcony  
 Treated Wood,Standard 6.50 351 2,282

(17) Garages  
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost 15.24 936 14,265  
 Automatic Doors 375.00 1 375  
 Storage area over garage 3.95 456 1,801

County Multiplier = 1.38 => Cost New = 27,440

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 20,580  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 2 = 28,812

2017 Est. T.C.V. 009-560-020-00 = 391,418  
 Est. TCV/Total Floor Area = 160.94

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2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
179,000	179,000	179,000	176,728	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	16,700	0	1,590	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
195,700	195,700	195,700	178,318	178,318	178,318	

009-560-022-00                      2017 Est. T.C.V.                      ADAMS DARYL M & CARRIE L  
 Property Class: 401                      291 S NORA DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	172.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.24 Total Acres                      Total Est. Land Value =								108,000

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 1967

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1248 SF    Floor Area = 1872 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	86.42	-9.67	3.01	1248	99,540

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.85	240	1,644
Treated Wood,Standard	7.39	160	1,182

(17) Garages

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

Base Cost	17.55	1052	18,463
Storage area over garage	4.50	701	3,155

County Multiplier = 1.38 =>                      Cost New =                      187,916

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =                      131,541  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =                      184,158

2017 Est. T.C.V. 009-560-022-00                      =                      293,128

Est. TCV/Total Floor Area = 156.59, Most recent sale 08/01/1997 for 159,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
139,400	139,400	139,400	139,201	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,200	0	1,252	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
146,600	146,600	146,600	140,453	140,453	0	

009-560-023-00	2017 Est. T.C.V.	ENGLISH MAROLE & WAINRIGHT K TTEE
Property Class: 401		301 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	164.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								108,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	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 1.75S Cls C Blt 1993

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1520 SF Floor Area = 2824 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	90.94	-8.75	0.00	864	71,012
1	Story Siding	Slab	62.67	-10.78	0.00	656	34,040
1	Story Siding	Overhang	36.42	0.00	0.00	656	23,892

Other Additions/Adjustments

	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760

(14) Water/Sewer

	Rate	Size	Cost
Public Sewer	1162.00	2	2,324
Well, 100 Feet	2700.00	1	2,700

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(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

	Rate	Size	Cost
Treated Wood,Standard	6.10	656	4,002
Treated Wood,Standard	6.65	300	1,995

(17) Garages

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

	Rate	Size	Cost
Base Cost	19.20	576	11,059
Automatic Doors	375.00	1	375
Storage area over garage	3.95	200	790

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

	Rate	Size	Cost
Base Cost	14.65	1008	14,767
Automatic Doors	375.00	2	750
Storage area over garage	3.95	288	1,138

County Multiplier = 1.38 => Cost New = 238,558

Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0, Depr.Cost = 200,389

Separately Depreciated Items:

Square footage # 2 is depreciated at 89 %Good... Base Cost Was = 34,040

County Multiplier = 1.38 => Cost New = 46,975

Phy/Ab.+hy/Func/Econ/Comb.%Good= 5/100/100/100/5.0, Depr.Cost = 2,349

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 283,832

2017 Est. T.C.V. 009-560-023-00 = 394,207

Parcel Number: 009-560-023-00

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Est. TCV/Total Floor Area = 139.59

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
186,000	186,000	186,000	164,793	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	11,100	0	0	1,483	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
197,100	197,100	197,100	166,276	166,276		0

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Notes: D.G.

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 480

Separately Depreciated Items:

(17) Garages

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

Base Cost	14.55	1596	23,222
Automatic Doors	375.00	5	1,875
Storage area over garage	3.95	769	3,038
County Multiplier = 1.38 =>		Cost New =	38,825
Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,		Depr.Cost =	31,060

Total Depreciated Cost = 31,540

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 2 = 44,156

2017 Est. T.C.V. 009-560-024-00 = 328,437

Est. TCV/Total Floor Area = 164.63, Most recent sale 04/23/2001 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
155,800	155,800	155,800	127,182	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,400	0	0	1,144	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
164,200	164,200	164,200	128,326	128,326	128,326

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009-560-025-00                      2017 Est. T.C.V.                      VYSE RONALD L ETAL  
 Property Class: 401                      321 S NORA DR  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	124.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.17 Total Acres                      Total Est. Land Value =								108,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    2S                      Cls    C+10    Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1440 SF    Floor Area = 2880 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	109.86	-9.77	0.00	1440	144,130

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	60.39	20	1,208
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(16) Deck/Balcony

Treated Wood, Standard	7.76	128	993
Wood Balcony	17.50	108	1,890

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Finished )							
Base Cost	22.65	576	13,046				
Common Wall: 1/2 Wall	-650.00	1	-650				
Automatic Doors	375.00	1	375				
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost	17.10	736	12,586				
Automatic Doors	375.00	2	750				
Storage area over garage	3.95	736	2,907				

County Multiplier = 1.38 =>                      Cost New =                      260,229

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,                      Depr.Cost =                      195,172

Separately Depreciated Items:

Square footage # 1 is depreciated at 77 %Good...	Base Cost Was =	144,130
County Multiplier = 1.38 =>	Cost New =	198,899
Phy/Ab.+hy/Func/Econ/Comb.%Good= 2/100/100/100/2.0,	Depr.Cost =	3,978
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 =		268,852

2017 Est. T.C.V. 009-560-025-00                      =                      377,792

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Est. TCV/Total Floor Area = 131.18

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
183,000	183,000	183,000	162,843	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,900	0	0	1,465	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
188,900	188,900	188,900	164,308	164,308		0

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009-560-026-00                      2017 Est. T.C.V.                      FRIEND WILLIAM G & BONNIE  
 Property Class: 401                      331 S NORA DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	50.00	112.00	0.9548	1.0000	1800	100		85,933
GRADE D 950/FF	20.00	112.00	0.9622	0.8985	950	100		16,427
70 Actual Front Feet, 0.18 Total Acres                      Total Est. Land Value =								102,359

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	720	50	1,152
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					2,122

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 1594 SF    Floor Area = 1594 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Crawl Space    54.67    -7.75    0.00    1594    74,790

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(16) Porches  
 CCP (1 Story), Standard                      33.35                      64                      2,134  
 CPP, Standard                      33.05                      16                      529

(16) Deck/Balcony  
 Treated Wood,Standard                      6.33                      307                      1,943

(17) Garages  
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      21.97                      396                      8,700  
 Common Wall: 1 Wall                      -1225.00                      1                      -1,225  
 Mechanical Doors                      350.00                      1                      350  
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      17.50                      528                      9,240  
 Mechanical Doors                      350.00                      1                      350

County Multiplier = 1.38    =>                      Cost New =    142,736

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =    99,915  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 =    138,882

2017 Est. T.C.V. 009-560-026-00                      =    243,363  
 Est. TCV/Total Floor Area = 152.67

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
119,100	119,100	119,100	112,502	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,600	0	0	1,012	0	0

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Parcel Number: 009-560-026-00

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
121,700	121,700	121,700	113,514	113,514	0

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009-560-027-00                      2017 Est. T.C.V.                      DETWILER GARY TRUST  
 Property Class: 401                                           341 S NORA DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	114.00	0.8579	1.0000	1800	100		92,655
GRADE D 950/FF	40.00	114.00	0.8801	0.9033	950	100	SURPLUS	30,210
100 Actual Front Feet, 0.26 Total Acres                      Total Est. Land Value =								122,865

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	1602	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    BI                      Cls CD    Blt 1979

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1602 SF    Floor Area = 2129 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Bi-Level	Siding	Bi-Lev. 60%	66.01	-2.91	0.00	785	49,534
1	Story Siding	Basement	54.62	0.00	0.00	817	44,625
1	Story Siding	Overhang	31.03	0.00	0.00	56	1,738

Other Additions/Adjustments

	Rate	Size	Cost
Walk out Basement Door(s)	700.00	1	700

(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Interior 2 Story	3425.00	1	3,425
Fireplace: 2nd on Same Stack	2425.00	1	2,425

(16) Porches

CPP, Standard	16.52	72	1,189
WPP, Standard	11.88	140	1,663
WPP, Standard	10.95	173	1,894
CGEP (2 Story), Standard	41.74	351	14,651

(16) Deck/Balcony

Treated Wood, Standard	7.32	140	1,025
Wood Balcony	15.00	84	1,260

(17) Garages

Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost	21.97	396	8,700				
Common Wall: 1 Wall	-1225.00	1	-1,225				
Mechanical Doors	350.00	1	350				
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost	20.83	441	9,186				
Mechanical Doors	350.00	2	700				
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)							
Base Cost	19.75	400	7,900				
Mechanical Doors	350.00	2	700				

Parcel Number: 009-560-027-00 Page: 2

County Multiplier = 1.38 => Cost New = 218,087

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/ 60/100/39.0, Depr.Cost = 85,054  
Functional Depreciation because of: ATRIUM WINDOWS MBOR'14  
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 114,823

2017 Est. T.C.V. 009-560-027-00 = 240,113

Est. TCV/Total Floor Area = 112.78, Most recent sale 05/30/2014 for 180,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
117,900	117,900	117,900	115,044	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	0	1,035	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
120,100	120,100	120,100	116,079	116,079	0	

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009-560-029-00	2017 Est. T.C.V.	ZAINEA MICHAEL A & ANN M
Property Class: 401		361 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	118.75	0.8399	1.0000	1800	100		90,707
GRADE D 950/FF	47.34	118.75	0.8647	0.9144	950	100	SURPLUS	35,559
107 Actual Front Feet, 0.29 Total Acres Total Est. Land Value =								126,266

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	1541	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 1.25S Cls C+5 Blt 2007

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2358 SF Floor Area = 2870 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Slab	71.41	-10.29	2.55	2046	130,269
1	Story Siding	Overhang	34.43	0.00	0.00	312	10,742

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches  
WCP (1 Story), Standard 20.83 224 4,666  
WCP (1 Story), Standard 20.53 234 4,804  
WCP (1 Story), Standard 24.46 144 3,522

(17) Garages  
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)  
Base Cost 18.40 624 11,482  
Common Wall: 1 Wall -1300.00 1 -1,300  
Automatic Doors 375.00 1 375  
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
Base Cost 14.70 784 11,525

County Multiplier = 1.38 => Cost New = 252,018

Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 234,377  
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 328,127

2017 Est. T.C.V. 009-560-029-00 = 456,768  
Est. TCV/Total Floor Area = 159.15, Most recent sale 06/15/2007 for 358,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
216,000	216,000	216,000	193,061	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,400	0	1,737	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
228,400	228,400	228,400	194,798	194,798	0

009-560-030-00                      2017 Est. T.C.V.                      VANTIL PHILLIP B & NANCY K  
 Property Class: 401                      351 S NORA DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	44.00	128.00	1.0975	1.0000	1800	100		86,923
44 Actual Front Feet, 0.13 Total Acres                      Total Est. Land Value =								86,923

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	30	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	500	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	320	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	20	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls    C+5    Blt 2001

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 833 SF    Floor Area = 1041 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	84.24	-10.77	0.00	833	61,201

Other Additions/Adjustments                      Rate                      Size                      Cost

(1) Exterior							
Stone Veneer	10.25		44				451

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

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

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

(17) Garages							
Class:C Exterior: Pole Foundation: 42 Inch (Finished )							
Base Cost	15.82		730				11,549
Automatic Doors	375.00		1				375
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost	18.37		627				11,518
Mechanical Doors	350.00		1				350

County Multiplier = 1.38 =>                      Cost New =                      126,933

Notes: 2015 GARAGE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0,    Depr.Cost =                      111,701  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =                      156,381

2017 Est. T.C.V. 009-560-030-00                      =                      244,254

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
115,300	115,300	115,300	94,406	0.90		
2017 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	6,800	0	0	849	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
122,100	122,100	122,100	95,255	95,255	0	



009-560-031-00                      2017 Est. T.C.V.                      KUIPERS TERRY & SHEILA  
 Property Class: 401                                                                381 S NORA DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	168.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.23 Total Acres                      Total Est. Land Value =								108,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	1030	71	2,516
Total Estimated Land Improvements True Cash Value =					2,516

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls    C+5    Blt 1979

(11) Heating System: Forced Air w/ Ducts

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	Crawl Space	89.69	-10.25	0.00	1008	80,076

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces                      **Draft Record Card - Printed before March Board of Review**

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

(16) Porches

CGEP (1 Story), Standard	29.86	260	7,764
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(16) Deck/Balcony

Treated Wood, Standard	6.36	470	2,989
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	19.20	576	11,059
Common Wall: 1/2 Wall	-650.00	1	-650
Mechanical Doors	350.00	1	350
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	15.35	780	11,973
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 =>                      Cost New =                      173,808

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =                      121,665  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =                      170,331

2017 Est. T.C.V. 009-560-031-00                      =                      280,847

Est. TCV/Total Floor Area = 185.75

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
133,800	133,800	133,800	110,117	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,600	0	0	991	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
140,400	140,400	140,400	111,108	111,108	0

009-560-032-00	2017 Est. T.C.V.	KUIPERS TERRY & SHEILA
Property Class: 402		S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

		* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GROUP A 1800	60.00	183.00	1.0000	1.0000	1800	100	108,000
60 Actual Front Feet, 0.25 Total Acres			Total Est. Land Value =				108,000

2017 Est. T.C.V. 009-560-032-00 = 108,000

Est. TCV/Total Floor Area = 71.43

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,000	54,000	54,000	44,073	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	396	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,000	54,000	54,000	44,469	44,469	0	

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009-560-033-00                      2017 Est. T.C.V.                      MOMBOR LAURENCE A TRUST  
 Property Class: 402                      S NORA DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	183.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	108,000

2017 Est. T.C.V. 009-560-033-00 = 108,000

Est. TCV/Total Floor Area = 71.43

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,000	54,000	54,000	40,841	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	367	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,000	54,000	54,000	41,208	41,208	0	

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009-560-034-00                      2017 Est. T.C.V.                      KEEGAN MICHAEL J & CATHERINE  
 Property Class: 401                                           421 S NORA DR  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	100.00	143.00	0.7789	1.0000	1800	100		140,202
GRADE D 950/FF	38.00	33.00	0.8120	0.6228	950	100	SURPLUS	18,255
138 Actual Front Feet, 0.36 Total Acres                      Total Est. Land Value =								158,457

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    1.75S                      Cls    C+10    Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1214 SF    Floor Area = 2412 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	103.66	-10.22	3.70	1214	117,928
1	Story Siding	Overhang	37.70	0.00	0.00	288	10,858

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Stone Veneer	10.25	248	2,542

(13) Plumbing

Average Fixture(s)	Rate	Size	Cost
3 Fixture Bath	760.00	1	760
2 Fixture Bath	2400.00	2	4,800
2 Fixture Bath	1600.00	1	1,600

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	Rate	Size	Cost
Appliance Allowance	1915.00	1	1,915

(17) Garages

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

Base Cost	Rate	Size	Cost
Base Cost	22.65	576	13,046
Common Wall: 1/2 Wall	-650.00	1	-650

County Multiplier = 1.38 =>                      Cost New =                      216,192

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0,                      Depr.Cost =                      198,897

Separately Depreciated Items:

(16) Porches

CCP (1 Story), Standard	Rate	Size	Cost
CCP (1 Story), Standard	33.08	72	2,382
County Multiplier = 1.38 =>                      Cost New =			3,287
Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,                      Depr.Cost =			3,090

Total Depreciated Cost =                      201,986  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =                      282,781

2017 Est. T.C.V. 009-560-034-00                      =                      443,738

Est. TCV/Total Floor Area = 183.97, Most recent sale 12/19/2008 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
213,300	213,300	213,300	190,153	0.90

Parcel Number: 009-560-034-00

Page: 2

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2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,600	0	0	1,711	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	221,900	221,900	221,900	191,864	191,864	0

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009-560-035-00                      2017 Est. T.C.V.                      KEEGAN PATRICK G & KATHERINE ETAL  
 Property Class: 402                      S NORA DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	100.00	161.94	0.8579	1.0000	1800	100		154,425
100 Actual Front Feet, 0.37 Total Acres							Total Est. Land Value =	154,425

2017 Est. T.C.V. 009-560-035-00 = 154,425

Est. TCV/Total Floor Area = 64.02, Most recent sale 10/21/2008 for 175,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
79,200	79,200	79,200	69,909	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,000	0	0	629	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
77,200	77,200	77,200	70,538	70,538	0	

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009-560-036-00                      2017 Est. T.C.V.                      KEEGAN PATRICK & ESTHER &  
Property Class: 402                                           S NORA DR  
Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	145.00	143.00	0.5730	1.0000	1400	100		116,317
GROUP J 450/FF	239.00	90.00	1.0000	1.0000	450	100	SURPLUS	107,550
384 Actual Front Feet, 0.97 Total Acres                      Total Est. Land Value =								223,867

2017 Est. T.C.V. 009-560-036-00                      =                      223,867

Est. TCV/Total Floor Area = 92.81

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
103,900	103,900	103,900	76,248	0.90		
2017 New Eq.	Adj.	Loss	Additions	Tax Adjustment	Losses	
0	8,000	0	0	686	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
111,900	111,900	111,900	76,934	76,934	0	

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009-560-067-00	2017 Est. T.C.V.	KUIPERS TERRY & SHEILA
Property Class: 402		S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \* 74X45IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> GROUP J SITE 8K					8000	100	REDMOND ISLE BACK LOT	8,000
74 Actual Front Feet, 0.08 Total Acres					Total Est. Land Value =			8,000

2017 Est. T.C.V. 009-560-067-00 = 8,000

Est. TCV/Total Floor Area = 3.32

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	1,286	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	11	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	1,297	1,297	0	

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009-570-001-00                      2017 Est. T.C.V.                      RUPPEL JAMES H & FAYTHE B  
 Property Class: 401                      7679 W WHITE BIRCH AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	143.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.20 Total Acres                      Total Est. Land Value =								108,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.35	1.00	280	25	235
Total Estimated Land Improvements True Cash Value =					235

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1026 SF    Floor Area = 1026 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.04	-8.70	0.00	1026	51,649

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

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(16) Deck/Balcony  
 Treated Wood,Standard                      6.32                      310                      1,959

(16) Breezeways  
 Frame Wall,Finished                      27.25                      144                      3,924

(17) Garages  
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      20.05                      480                      9,624  
 Mechanical Doors                      350.00                      1                      350  
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      22.15                      308                      6,822  
 Mechanical Doors                      350.00                      1                      350

County Multiplier = 1.38 =>                      Cost New =                      109,466

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =                      60,206  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 =                      81,279

2017 Est. T.C.V. 009-570-001-00                      =                      189,514

Est. TCV/Total Floor Area = 184.71

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
94,500	94,500	94,500	85,265	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	300	0	767	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,800	94,800	94,800	86,032	86,032	0	

009-570-002-00                      2017 Est. T.C.V.                      PRAY JOSEPH E TRUST  
 Property Class: 402                      W WHITE BIRCH AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	144.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	108,000

2017 Est. T.C.V. 009-570-002-00                      =                      108,000

Est. TCV/Total Floor Area = 105.26

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
54,000	54,000	54,000	34,913	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	314	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
54,000	54,000	54,000	35,227	35,227	0

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009-570-003-00                      2017 Est. T.C.V.                      PRAY JOSEPH TRUST  
 Property Class: 401                      7659 W WHITE BIRCH AVE  
 Map #:                      LAKE TOWNSHIP                      MARION, MI 49665

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	148.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.20 Total Acres                      Total Est. Land Value =								108,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	396	50	634
D/W/P: Patio Blocks	7.45	1.00	48	71	254
Total Estimated Land Improvements True Cash Value =					887

Cost Est. for Res. Bldg: 1    A-Frame    1.25S                      Cls Fair                      Blt 1963

(11) Heating System: Space Heater

Ground Area = Size for Rates = 864 SF    Floor Area = 1080 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	45.35	-9.11	-3.61	864	28,192

Other Additions/Adjustments	Rate	Size	Cost
Loft, ave. floor cover & electric.	11.75	432	5,076

(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.65	225	1,496
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(17) Garages

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

Base Cost	19.07	432	8,238
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County Multiplier = 1.38    =>                      Cost New =                      72,930

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =                      54,697  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =                      76,576

2017 Est. T.C.V. 009-570-003-00                      =                      185,463

Est. TCV/Total Floor Area = 171.72

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
89,700	89,700	89,700	66,704	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	0	600	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
92,700	92,700	92,700	67,304	67,304	0	

009-570-004-00	2017 Est. T.C.V.	WILLIAMS DONALD C & VIRGINIA M
Property Class: 401		7649 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	156.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.22 Total Acres								Total Est. Land Value = 108,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1428 SF Floor Area = 1428 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.24	-8.90	1.92	1428	80,339

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	33.96	64	2,173
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(16) Deck/Balcony

Treated Wood, Standard	6.49	360	2,336
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(17) Garages

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

Base Cost	17.55	576	10,109
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County Multiplier = 1.38 => Cost New = 141,822

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 127,640  
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 178,696

2017 Est. T.C.V. 009-570-004-00 = 287,646

Est. TCV/Total Floor Area = 201.43

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
140,000	140,000	140,000	129,520	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,800	0	0	1,165	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
143,800	143,800	143,800	130,685	130,685	0	

009-570-005-00                      2017 Est. T.C.V.                      BROWN DONALD J & MARY C  
 Property Class: 401                      7639 W WHITE BIRCH AVE  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	169.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.23 Total Acres                      Total Est. Land Value =								108,000

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	489	50	841
Shed: Wood Frame	11.06	1.00	120	94	1,247
Total Estimated Land Improvements True Cash Value =					2,088

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1216 SF    Floor Area = 1216 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	64.89	-11.31	0.00	1216	65,153

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces                      **Draft Record Card - Printed before March Board of Review**

Appliance Allowance	1,915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Porches

CPP, Standard	31.49	20	630
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(17) Garages

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

Base Cost	17.11	735	12,576
Mechanical Doors	350.00	3	1,050

County Multiplier = 1.38    =>                      Cost New =    121,538

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =    72,923  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 =    98,446

2017 Est. T.C.V. 009-570-005-00                      =    208,534

Est. TCV/Total Floor Area = 171.49, Most recent sale 07/01/2009 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
103,900	103,900	103,900	97,522	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	400	0	0	877	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
104,300	104,300	104,300	98,399	98,399	0

009-570-006-00                      2017 Est. T.C.V.                      CARNEY JAMES A  
 Property Class: 401                      7629 W WHITE BIRCH AVE  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	62.00	169.00	0.9902	1.0000	1800	100		110,508
62 Actual Front Feet, 0.24 Total Acres                      Total Est. Land Value =								110,508

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	400	50	640
Total Estimated Land Improvements True Cash Value =					640

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls CD                      Blt 1968

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 720 SF    Floor Area = 900 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	74.11	-9.56	-0.27	720	46,282

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

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(16) Deck/Balcony  
 Pine                      w/Roof,Standard                      16.55                      168                      2,780

(17) Garages  
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      15.30                      720                      11,016

County Multiplier = 1.38    =>                      Cost New =                      89,318

Phy/Ab.Phy/Func/Econ/Comb.%Good= 68/100/100/100/68.0,    Depr.Cost =                      60,736  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =                      85,030

2017 Est. T.C.V. 009-570-006-00					=	196,178
Est. TCV/Total Floor Area = 217.98						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
94,900	94,900	94,900	90,463	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,200		0	0	814	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,100	98,100	98,100	91,277	91,277	0	

009-570-007-00                      2017 Est. T.C.V.                      COOK LINDA L & HARTMANN JEROME J  
 Property Class: 401                      7619 W WHITE BIRCH AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	62.00	198.00	0.9902	1.0000	1800	100		110,508
62 Actual Front Feet, 0.28 Total Acres                      Total Est. Land Value =								110,508

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	442	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls CD                      Blt 1972

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 845 SF    Floor Area = 1268 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	78.42	0.00	1.45	845	67,490

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

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Interior 2 Story	3425.00	1	3,425
Fireplace: Wood Stove	1125.00	1	1,125

(16) Porches

WCP (1 Story), Standard	31.00	72	2,232
WPP, Standard	9.04	286	2,585

(16) Deck/Balcony

Treated Wood, Standard	8.52	78	665
Treated Wood, Standard	7.88	104	820

(17) Garages

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

Base Cost	18.90	440	8,316
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      130,172

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,                      Depr.Cost =                      78,103  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 =                      105,439

2017 Est. T.C.V. 009-570-007-00                      =                      216,422

Est. TCV/Total Floor Area = 170.68, Most recent sale 07/15/2015 for 210,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
106,000	106,000	106,000	106,000	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	954	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

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108,200	108,200	108,200	106,954	106,954	106,954
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009-570-008-00                      2017 Est. T.C.V.                      BOHAC ANTHONY G & PAGGY A  
 Property Class: 401                      7609 W WHITE BIRCH AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	206.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.28 Total Acres                      Total Est. Land Value =								108,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	560	0	0
D/W/P: Patio Blocks	8.13	1.00	384	0	0
Dock: Light posts	21.31	1.00	240	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

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

(11) Heating System: Electric Baseboard  
 Ground Area = Size for Rates = 1008 SF    Floor Area = 1008 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Crawl Space    70.47    -10.25    -0.28    1008    60,420

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(16) Porches  
 WPP, Standard                      10.86                      192                      2,085

(16) Deck/Balcony  
 Treated Wood,Standard                      7.32                      172                      1,259

(17) Garages  
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      18.95                      480                      9,096  
 Automatic Doors                      375.00                      1                      375  
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      25.85                      32                      827  
 Common Wall: 1/2 Wall                      -525.00                      1                      -525

County Multiplier = 1.38    =>                      Cost New =                      115,849

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =                      81,095  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 =                      112,722

2017 Est. T.C.V. 009-570-008-00					=	223,097
Est. TCV/Total Floor Area = 221.33, Most recent sale 11/17/2016 for 234,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
109,500	109,500	109,500	103,840	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,000	0	0	0	7,660	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

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111,500	111,500	111,500	104,774	111,500	0
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009-570-009-00                      2017 Est. T.C.V.                      RINK JEFFREY A TRUST  
 Property Class: 401                      7599 W WHITE BIRCH AVE  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	207.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.28 Total Acres                      Total Est. Land Value =								108,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	496	0	0
Fencing: Wd, Solid, 6 ft.	16.41	1.00	16	94	247
Dock: Light posts	21.31	1.00	390	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 =					2,622

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls    C+5    Blt 1966

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 1008 SF    Floor Area = 1008 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	70.47	-10.25	0.00	1008	60,702

Other Additions/Adjustments                      Rate                      Size                      Cost

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

(14) Water/Sewer  

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

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(15) Built-Ins & Fireplaces  

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

(16) Porches  

CPP, Standard	11.93	183	2,183
WPP, Standard	17.64	61	1,076

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

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

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

Base Cost	27.10	37	1,003
Common Wall: 1/2 Wall	-625.00	1	-625

County Multiplier = 1.38 =>                      Cost New =                      114,204

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =                      79,943  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 =                      111,121

2017 Est. T.C.V. 009-570-009-00                      =                      221,743  
 Est. TCV/Total Floor Area = 219.98, Most recent sale 08/18/2016 for 230,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
108,900	108,900	108,900	103,331	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	7,569	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
110,900	110,900	110,900	104,260	110,900	0

009-570-010-00                      2017 Est. T.C.V.                      VEURINK GARY R & RUTH M LE  
 Property Class: 401                      7589 W WHITE BIRCH AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	207.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.28 Total Acres                      Total Est. Land Value =								108,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	192	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 1285 SF    Floor Area = 1285 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	67.53	-9.61	0.00	1285	74,427

  

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	34.77	176	6,120
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(16) Deck/Balcony

Treated Wood,Standard	6.15	551	3,389
Treated Wood,Standard	9.73	60	584

(17) Garages

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

Base Cost	23.10	308	7,115
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      137,442

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      89,338  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 =                      124,179

2017 Est. T.C.V. 009-570-010-00                      =                      233,129

Est. TCV/Total Floor Area = 181.42

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
114,300	114,300	114,300	92,331	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,300	0	0	830	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
116,600	116,600	116,600	93,161	93,161	0	0

009-570-011-00                      2017 Est. T.C.V.                      MILLER JUDITH A TRUST  
 Property Class: 401                                           7579 W WHITE BIRCH AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	204.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.28 Total Acres                      Total Est. Land Value =								108,000

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    1.75S                      Cls    C+5    Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1438 SF    Floor Area = 2516 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	96.29	-9.32	0.00	1438	125,063

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	54.24	24	1,302
WPP, Standard	10.43	214	2,232

(16) Deck/Balcony

Wood Balcony, Roof	23.00	32	736
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	20.45	504	10,307
Automatic Doors	375.00	1	375
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	18.25	528	9,636
Automatic Doors	375.00	2	750

County Multiplier = 1.38 =>                      Cost New =    219,989

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =    153,992  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =    215,589

2017 Est. T.C.V. 009-570-011-00                      =    326,089

Est. TCV/Total Floor Area = 129.61

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
154,600	154,600	154,600	135,020	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,400	0	1,215	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
163,000	163,000	163,000	136,235	136,235	0

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009-570-012-00                      2017 Est. T.C.V.                      JUERGENS LARRY & MARCENE  
 Property Class: 401                      7569 W WHITE BIRCH AVE  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	197.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.27 Total Acres                      Total Est. Land Value =								108,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	318	0	0
Dock: Light posts	21.31	1.00	320	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

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

(11) Heating System: Electric Baseboard  
 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	67.86	-9.67	-0.28	672	38,916
1	Story Siding	Overhang	37.54	0.00	0.00	576	21,623

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior Brick Veneer	8.25	10	83

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

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

(14) Water/Sewer

Description	Rate	Size	Cost
Public Sewer	1162.00	1	1,162
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces

Description	Rate	Size	Cost
Appliance Allowance	1915.00	1	1,915

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

Description	Rate	Size	Cost
Base Cost	22.65	576	13,046
Common Wall: 1/2 Wall	-650.00	1	-650
Automatic Doors	375.00	2	750

County Multiplier = 1.38 =>                      Cost New =                      112,580  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =                      78,806

Separately Depreciated Items:

(16) Deck/Balcony

Description	Rate	Size	Cost
Treated Wood,Standard	6.97	216	1,506
County Multiplier = 1.38 =>                      Cost New =			2,078
Phy/Ab.Phy/Func/Econ/Comb.%Good= 79/100/100/100/79.0,    Depr.Cost =			1,641

Total Depreciated Cost =                      80,447  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 =                      111,821

2017 Est. T.C.V. 009-570-012-00                      =                      220,771  
 Est. TCV/Total Floor Area = 176.90, Most recent sale 09/14/2015 for 237,600  
 2016 Assessed                      MBOR                      S.E.V.                      Base for Cap                      C.P.I.

Parcel Number: 009-570-012-00

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	108,400	108,400	108,400	108,400	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,000	0	0	975	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	110,400	110,400	110,400	109,375	109,375	0

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009-570-013-00                      2017 Est. T.C.V.                      MCPHILLIPS MICHAEL E & DOROTHY A  
 Property Class: 401                      7559 W WHITE BIRCH AVE  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	192.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.26 Total Acres                      Total Est. Land Value =								108,000

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 1962

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1006 SF    Floor Area = 1292 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.26	-8.75	0.00	720	36,367
2	Story Siding	Crawl Space	92.91	-8.75	0.00	286	24,070

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(16) Deck/Balcony  
 Treated Wood,Standard                      6.04                      486                      2,935  
 Treated Wood    w/Roof,Standard                      21.65                      104                      2,252

(17) Garages  
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      22.15                      308                      6,822  
 Automatic Doors                      375.00                      1                      375

County Multiplier = 1.38    =>                      Cost New =                      111,664

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      72,582  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 =                      100,889

2017 Est. T.C.V. 009-570-013-00                      =                      209,364

Est. TCV/Total Floor Area = 162.05

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
102,900	102,900	102,900	80,708	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	0	726	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
104,700	104,700	104,700	81,434	81,434	0	

009-570-014-00                      2017 Est. T.C.V.                      LEHMAN DUANE S TRUST  
 Property Class: 401                                           7549 W WHITE BIRCH AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	190.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.26 Total Acres                      Total Est. Land Value =								108,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls C-5    Blt 1974

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1544 SF    Floor Area = 1964 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	75.69	-8.27	-0.38	840	56,314
1	Story Siding	Basement	59.41	0.00	-0.26	704	41,642

Other Additions/Adjustments                      Rate                      Size                      Cost

(9) Basement Finish

Basement Living Finish	17.25	220	3,795
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(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.55	332	2,175
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(17) Basement Garages

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

County Multiplier = 1.38 =>                      Cost New = 162,925

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,    Depr.Cost = 115,677

Separately Depreciated Items:

Square footage # 2 is depreciated at 83 %Good...	Base Cost Was =	41,642
County Multiplier = 1.38 =>	Cost New =	57,465
Phy/Ab.+hy/Func/Econ/Comb.%Good= 12/100/100/100/12.0,	Depr.Cost =	6,896
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =		171,602

2017 Est. T.C.V. 009-570-014-00                      = 280,552  
 Est. TCV/Total Floor Area = 142.85

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
133,600	133,600	133,600	108,847	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,700	0	0	979	0

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Parcel Number: 009-570-014-00

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
140,300	140,300	140,300	109,826	109,826	0

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009-570-015-00	2017 Est. T.C.V.	CLARK KEVIN & JANE
Property Class: 401		7539 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	189.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								108,000

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	0.5	95	475
Total Estimated Land Improvements True Cash Value =					882

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1056 SF Floor Area = 1056 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.72	-8.64	0.00	1056	52,884

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CGEP (1 Story), Standard	39.32	120	4,718
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(16) Deck/Balcony

Treated Wood,Standard	6.02	494	2,974
Treated Wood,Standard	7.32	140	1,025

(17) Garages

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

Base Cost	19.98	484	9,670
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 107,077

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 69,600  
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 96,744

2017 Est. T.C.V. 009-570-015-00 = 205,626

Est. TCV/Total Floor Area = 194.72, Most recent sale 07/13/2007 for 255,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
101,100	101,100	101,100	96,604	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,700	0	0	869	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
102,800	102,800	102,800	97,473	97,473	0

009-570-016-00                      2017 Est. T.C.V.                      HORN BRUCE L & CATHARINE G TRUST  
 Property Class: 401                      7529 W WHITE BIRCH AVE  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	187.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.26 Total Acres                      Total Est. Land Value =								108,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	120	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	860	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    1.25S                      Cls C    Blt 2015

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2846 SF    Floor Area = 2846 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.93	-7.40	0.00	2174	109,852
1	Story Siding	Overhang	33.76	0.00	0.00	672	22,687

Other Additions/Adjustments                      Rate                      Size                      Cost

(1) Exterior							
Stone Veneer	10.25		16			164	

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

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

(16) Porches							
WPP, Standard	8.47		414			3,507	

(16) Deck/Balcony							
Treated Wood,Standard	6.37		464			2,956	

(17) Garages							
Class:BC Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost	21.41		681			14,580	
Common Wall: 1 Wall	-1425.00		1			-1,425	

County Multiplier = 1.38 =>                      Cost New =                      220,548

Notes: 2014 PART OF 1979 FOUNDATION REMAINED & USED FOR 2015 REBUILD.    NEW STUDS & ROOF TRUSSES ALL AROUND.    -TI

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =                      198,493

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 =                      199,918

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =                      279,886

Parcel Number: 009-570-016-00

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2017 Est. T.C.V. 009-570-016-00		=	390,261			
Est. TCV/Total Floor Area = 137.13						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
184,200	184,200	184,200	175,444	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	10,900	0	0	1,578	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
195,100	195,100	195,100	177,022	177,022	177,022	

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009-570-017-00                      2017 Est. T.C.V.                      CURRIER LINDA W (TTEE)  
 Property Class: 401                                           7519 W WHITE BIRCH AVE  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	183.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.25 Total Acres                      Total Est. Land Value =								108,000

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    C+10    Blt 1962

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1499 SF    Floor Area = 1679 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	79.42	-9.66	0.00	720	50,227
1	Story Siding	Crawl Space	69.07	-9.66	0.00	84	4,990
1	Story Siding	Crawl Space	69.07	-9.66	0.00	695	41,290

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	36.06	54	1,947
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(17) Garages

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

Base Cost	17.84	672	11,988
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New = 169,023

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost = 143,669

Separately Depreciated Items:

Square footage # 1 is depreciated at 77 %Good...    Base Cost Was = 50,227  
 County Multiplier = 1.38 =>    Cost New = 69,314  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= -8/100/100/100/-8.0,    Depr.Cost = -5,545

(16) Deck/Balcony

Treated Wood,Standard	6.15	602	3,702
County Multiplier = 1.38 =>		Cost New =	5,109
Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0,		Depr.Cost =	4,445

Total Depreciated Cost = 142,569

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 199,597

Parcel Number: 009-570-017-00

Page: 2

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2017 Est. T.C.V. 009-570-017-00				=	308,547	
Est. TCV/Total Floor Area = 183.77						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
146,500	146,500	146,500	115,467	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,800	0	0	1,039	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
154,300	154,300	154,300	116,506	116,506	0	

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009-570-018-00                      2017 Est. T.C.V.                      CARLSON ROBERT & PHYLLIS  
 Property Class: 401                      7509 W WHITE BIRCH AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	172.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.24 Total Acres                      Total Est. Land Value =								108,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	1250	0	0
Shed: Metal Prefab	8.98	1.00	96	50	431
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	92	2,300
Total Estimated Land Improvements True Cash Value =					2,731

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls C+5    Blt 1975

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 884 SF    Floor Area = 1105 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1.25 Story Siding                      Crawl Space    83.18    -10.62    0.00                      884    64,143

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(16) Porches  
 WGEP (1 Story), Standard                      28.16                      286                      8,054

(16) Deck/Balcony  
 Treated Wood,Standard                      6.10                      711                      4,337  
 Wood Balcony                      17.50                      56                      980

(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 =                      140,204

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      91,132  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =                      127,585

2017 Est. T.C.V. 009-570-018-00                      =                      238,316  
 Est. TCV/Total Floor Area = 215.67, Most recent sale 06/07/2013 for 235,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
114,200	114,200	114,200	113,639	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,000	0	0	1,022	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
119,200	119,200	119,200	114,661	114,661	0	

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009-575-001-00                      2017 Est. T.C.V.                      BARTHOLOMEW FRED B & KAREN  
 Property Class: 401                      4766 S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 30/FF	163.00	270.00	1.0000	1.0000	30	100		4,890
163 Actual Front Feet, 1.01 Total Acres                      Total Est. Land Value =								4,890

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls C                      Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1532 SF    Floor Area = 1915 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Basement	72.00	0.00	2.42	1532	114,011

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	2085.00	1	2,085

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	38.16	48	1,832
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(17) Garages

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

Base Cost	19.60	552	10,819
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New = 188,504

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost = 169,654

ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 = 161,171

2017 Est. T.C.V. 009-575-001-00                      = 168,561

Est. TCV/Total Floor Area = 88.02, Most recent sale 04/21/2006 for 9,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
80,300	80,300	80,300	71,112	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,000	0	640	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
84,300	84,300	84,300	71,752	71,752	71,752

009-575-002-00	2017 Est. T.C.V.	SILER BRADLEY S & SARAH JEAN
Property Class: 402		DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 30/FF	163.00	270.00	1.0000	1.0000	30	100		4,890
163 Actual Front Feet, 1.01 Total Acres							Total Est. Land Value =	4,890

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2017 Est. T.C.V. 009-575-002-00	=	4,890			
Est. TCV/Total Floor Area = 2.55, Most recent sale 06/27/2016 for 6,500					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,300	3,300	3,300	3,300	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-900	0	-900	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,400	2,400	2,400	3,329	2,400	0

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009-575-003-00                      2017 Est. T.C.V.                      HERWERYER DONALD & SHARON  
 Property Class: 401                      4828 S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 30/FF	163.00	270.00	1.0000	1.0000	30	100		4,890
163 Actual Front Feet, 1.01 Total Acres                      Total Est. Land Value =								4,890

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family 1S                      Cls C    Blt 2007

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1772 SF    Floor Area = 1772 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	61.31	0.00	1.92	1772	112,044

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	2085.00	1	2,085

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(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	8.82	80	706
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(17) Garages

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

Base Cost	19.20	576	11,059
Common Wall: 1.5 Wall	-1925.00	1	-1,925
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New = 183,703

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0,    Depr.Cost = 169,007  
 ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 = 160,557

2017 Est. T.C.V. 009-575-003-00                      = 166,397

Est. TCV/Total Floor Area = 93.90, Most recent sale 01/30/2014 for 131,700

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
79,200	79,200	79,200	70,109	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,000	0	630	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
83,200	83,200	83,200	70,739	70,739	70,739

009-575-004-00                      2017 Est. T.C.V.                      GRUNO GARY & PAULA  
 Property Class: 401                      4856 S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 30/FF	163.00	270.00	1.0000	1.0000	30	100		4,890
163 Actual Front Feet, 1.01 Total Acres                      Total Est. Land Value =								4,890

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	50	1,250
Total Estimated Land Improvements True Cash Value =					1,250

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.87	-9.04	0.00	1344	73,692

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	2085.00	1	3,085

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(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	16.98	20	340
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(17) Garages

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

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

County Multiplier = 1.38 =>                      Cost New =    131,135

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =    118,021  
 ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 =    112,120

2017 Est. T.C.V. 009-575-004-00                      =    118,260

Est. TCV/Total Floor Area = 87.99, Most recent sale 12/08/2004 for 11,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
56,600	56,600	56,600	50,250	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	452	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
59,100	59,100	59,100	50,702	50,702	50,702

009-575-005-00                      2017 Est. T.C.V.                      RIVER WOODS ESTATES LLC  
 Property Class: 402                      S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 30/FF	163.00	270.00	1.0000	1.0000	30	100		4,890
163 Actual Front Feet, 1.01 Total Acres                      Total Est. Land Value =								4,890

2017 Est. T.C.V. 009-575-005-00                      =                      4,890

Est. TCV/Total Floor Area = 3.64

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	411	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-900	0	0	3	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,400	2,400	2,400	414	414	0	

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009-575-006-00                      2017 Est. T.C.V.                      RIVER WOODS ESTATES LLC  
 Property Class: 402                                                                DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 30/FF	162.00	270.00	1.0000	1.0000	30	100		4,860
162 Actual Front Feet, 1.00 Total Acres                      Total Est. Land Value =								4,860

2017 Est. T.C.V. 009-575-006-00                      =                      4,860

Est. TCV/Total Floor Area = 3.62

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,200	3,200	3,200	411	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-800	0	0	3	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,400	2,400	2,400	414	414	0	

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009-575-007-00                      2017 Est. T.C.V.                      RIVER WOODS ESTATES LLC  
 Property Class: 402                                                                DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 30/FF	135.00	298.00	1.0000	1.0000	30	100		4,050
135 Actual Front Feet, 0.92 Total Acres                      Total Est. Land Value =								4,050

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	10	100
Total Estimated Land Improvements True Cash Value =					100

2017 Est. T.C.V. 009-575-007-00                      =                      4,150

Est. TCV/Total Floor Area = 3.09

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2,800	2,800	2,800	411	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-700	0	3	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,100	2,100	2,100	414	414	0

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009-575-008-00                      2017 Est. T.C.V.                      RIVER WOODS ESTATES LLC  
 Property Class: 402                      BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE 10K					10000	100		10,000
135 Actual Front Feet, 0.91 Total Acres							Total Est. Land Value =	10,000

2017 Est. T.C.V. 009-575-008-00                      =                      10,000

Est. TCV/Total Floor Area = 7.44

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	411	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	3	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	414	414	0	

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009-575-009-00                      2017 Est. T.C.V.                      RIVER WOODS ESTATES LLC  
 Property Class: 402                      BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE 10K					10000	100		10,000
135 Actual Front Feet, 0.91 Total Acres					Total Est.		Land Value =	10,000

2017 Est. T.C.V. 009-575-009-00                      =                      10,000

Est. TCV/Total Floor Area = 7.44

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	411	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	3	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	414	414	0	

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009-575-010-00                      2017 Est. T.C.V.                      ANDERSON DANIAL B & MARJORIE M  
 Property Class: 402                      BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE 10K					10000	100		10,000
135 Actual Front Feet, 0.81 Total Acres							Total Est. Land Value =	10,000

2017 Est. T.C.V. 009-575-010-00							=	10,000
Est. TCV/Total Floor Area =	7.44							
2016 Assessed	MBOR	S.E.V.		Base for Cap		C.P.I.		
5,000	5,000	5,000		4,312		0.90		
2017	New Eq. Adjustment	Loss		Additions		Tax Adjustment		Losses
0	0	0		0		38		0
2017 Assessed	MBOR	S.E.V.		Capped		->Taxable<-		PRE/MBT
5,000	5,000	5,000		4,350		4,350		0

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009-575-011-00                      2017 Est. T.C.V.                      TURANSKI TED N LYNETTE A  
 Property Class: 401                      4940 RIVER WOODS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE 10K					10000	100		10,000
119 Actual Front Feet, 0.60 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	50	1,250
Total Estimated Land Improvements True Cash Value =					1,250

Cost Est. for Res. Bldg: 1    Single Family    MANU-BOCA/STATE Cls    C-5    Blt 2003

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1664 SF    Floor Area = 1664 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.74	0.00	1.82	1664	100,772

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	29.42	96	2,824
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(17) Garages

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

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

County Multiplier = 1.38 =>                      Cost New =                      173,591

Notes: MODULAR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =                      156,232  
 ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.700 => TCV of Bldg: 1 =                      109,362

2017 Est. T.C.V. 009-575-011-00                      =                      120,612

Est. TCV/Total Floor Area = 72.48, Most recent sale 04/14/2008 for 153,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,200	52,200	52,200	47,589	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,100	0	428	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,300	60,300	60,300	48,017	48,017	48,017	

009-575-012-00                      2017 Est. T.C.V.                      GAULD HOLLY D  
 Property Class: 402                      BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE 10K					10000	100		10,000
127 Actual Front Feet, 0.61 Total Acres							Total Est. Land Value =	10,000

2017 Est. T.C.V. 009-575-012-00	=	10,000			
Est. TCV/Total Floor Area = 6.01, Most recent sale 08/18/2005 for 12,500					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
5,000	5,000	5,000	3,651	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	32	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	3,683	3,683	3,683

Draft Record Card - Printed before March Board of Review

009-575-013-00                      2017 Est. T.C.V.                      FULLER HOLLY D  
 Property Class: 401                      8191 W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE 10K					10000	100		10,000
122 Actual Front Feet, 0.57 Total Acres					Total Est. Land Value =			10,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.87	0.00	0.00	1344	85,841

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

Draft Record Card - Printed before March Board of Review

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	25.55	128	3,270
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(16) Deck/Balcony

Treated Wood, Standard	6.59	320	2,109
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(17) Garages

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

Base Cost	18.40	624	11,482
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =                      155,439

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,    Depr.Cost =                      147,667  
ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 =                      140,284

2017 Est. T.C.V. 009-575-013-00                      =                      152,784

Est. TCV/Total Floor Area = 113.68, Most recent sale 11/01/2004 for 11,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,200	72,200	72,200	61,550	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,200	0	0	553	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,400	76,400	76,400	62,103	62,103	62,103	

009-575-014-00 2017 Est. T.C.V. DINGEE MARK & HOLLY  
Property Class: 401 4931 RIVERWOODS RD  
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE 10K					10000	100		10,000
140 Actual Front Feet, 0.80 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Patio Blocks	8.13	1.00	120	0	0
D/W/P: Asphalt Paving	1.61	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	50	1,250
Total Estimated Land Improvements True Cash Value =					1,250

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

(11) Heating System: Forced Air w/ Ducts

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	Crawl Space	85.42	-9.76	0.00	1008	76,265

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

Treated Wood, Standard	8.56	90	770
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(17) Garages

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

Base Cost	19.20	576	11,059
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 135,247

Notes: BOCA MODULAR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 114,960  
ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.700 => TCV of Bldg: 1 = 80,472

2017 Est. T.C.V. 009-575-014-00 = 91,722

Est. TCV/Total Floor Area = 60.66, Most recent sale 09/15/2015 for 81,375

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
39,900	39,900	39,900	39,900	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,000	0	0	359	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,900	45,900	45,900	40,259	40,259	40,259



009-575-015-00	2017 Est. T.C.V.	LANTZ RICHARD & CAROLYN
Property Class: 401		4765 RIVERWOODS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE 10K					10000	100		10,000
155 Actual Front Feet, 0.51 Total Acres					Total Est.		Land Value =	10,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	55.50	0.00	0.00	1456	80,808

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WCP (1 Story), Standard	21.08	192	4,047
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(16) Deck/Balcony

Treated Wood, Standard	9.15	64	586
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(17) Garages

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

Base Cost	17.09	676	11,553
Common Wall: 1 Wall	-1225.00	1	-1,225

County Multiplier = 1.38 => Cost New = 145,223

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 130,700  
ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 = 124,165

2017 Est. T.C.V. 009-575-015-00 = 136,665

Est. TCV/Total Floor Area = 93.86, Most recent sale 02/01/2001 for 6,700

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,600	64,600	64,600	56,352	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,700	0	507	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
68,300	68,300	68,300	56,859	56,859	56,859	

009-576-016-00                      2017 Est. T.C.V.                      NOLES ROBERT E SR & ANITA D  
 Property Class: 401                                           4798 RIVER WOODS RD  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RVR WDS EST 2	150.00	255.00	1.0000	1.0000	100	100		15,000
150 Actual Front Feet, 0.88 Total Acres                      Total Est. Land Value =								15,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	1700	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	432	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					2,500

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls    C+10    Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = Size for Rates = 1445 SF    Floor Area = 1445 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Basement    69.45    0.00    2.11    1445    103,404

Other Additions/Adjustments                      Rate                      Size                      Cost

(1) Exterior  
 Brick Veneer                      8.25                      200                      1,650  
 Walk out Basement Door(s)                      775.00                      1                      775

(13) Plumbing                      **Draft Record Card - Printed before March Board of Review**  
 Average Fixture(s)                      760.00                      1                      760  
 3 Fixture Bath                      2400.00                      1                      2,400

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

(15) Built-Ins & Fireplaces  
 Appliance Allowance                      1915.00                      1                      1,915  
 Security System                      3235.00                      1                      3,235  
 Fireplace: Interior 2 Story                      3825.00                      1                      3,825

(16) Porches  
 CCP (1 Story), Standard                      34.76                      64                      2,225  
 CCP (1 Story), Standard                      31.10                      88                      2,737

(16) Deck/Balcony  
 Treated Wood, Standard                      7.25                      180                      1,305

(17) Garages  
 Class:C Exterior: Siding Foundation: 42 Inch (Finished )  
 Base Cost                      22.65                      576                      13,046  
 Common Wall: 1 Wall                      -1300.00                      1                      -1,300  
 Automatic Doors                      375.00                      1                      375

County Multiplier = 1.38    =>                      Cost New =    196,149

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,    Depr.Cost =    186,342

Separately Depreciated Items:

(9) Basement Finish  
 Basement Recreation Finish                      11.45                      960                      10,992

Parcel Number: 009-576-016-00

Page: 2

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County Multiplier = 1.38 =>	Cost New =	15,169
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,	Depr.Cost =	7,584
	Total Depreciated Cost =	193,926
ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 =>	TCV of Bldg: 1 =	184,230

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2017 Est. T.C.V. 009-576-016-00 = 201,730

Est. TCV/Total Floor Area = 139.61, Most recent sale 04/05/2006 for 250,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
95,400	95,400	95,400	83,153	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,500	0	0	748	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
100,900	100,900	100,900	83,901	83,901	83,901	

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009-576-017-00                      2017 Est. T.C.V.                      BUCHANAN ROBERT B & DIANE L  
 Property Class: 402                      RIVER WOODS DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RVR WDS EST 2	150.00	238.60	1.0000	1.0000	100	100		15,000
150 Actual Front Feet, 0.82 Total Acres							Total Est. Land Value =	15,000

2017 Est. T.C.V. 009-576-017-00 = 15,000

Est. TCV/Total Floor Area = 10.38, Most recent sale 01/31/2005 for 20,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,500	7,500	7,500	7,500	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,500	7,500	7,500	7,567	7,500	7,500	

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009-576-018-00                      2017 Est. T.C.V.                      BUCHANAN ROBERT B & DIANE L  
 Property Class: 401                      4828 RIVERWOODS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RVR WDS EST 2	155.00	218.00	1.0000	1.0000	100	100		15,500
155 Actual Front Feet, 0.78 Total Acres                      Total Est. Land Value =								15,500

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls    C+5    Blt 2004

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	67.36	0.00	2.01	1304	90,458

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

(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

Treated Wood w/Roof,Standard	18.80	176	3,309
Treated Wood,Standard	7.90	120	948

(17) Garages

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

Base Cost	18.40	624	11,482
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38    =>                      Cost New =    161,331

Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,    Depr.Cost =    151,652  
 ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 =    144,069

2017 Est. T.C.V. 009-576-018-00                      =    162,069

Est. TCV/Total Floor Area = 124.29, Most recent sale 05/19/2004 for 18,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
76,700	76,700	76,700	67,460	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,300	0	607	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
81,000	81,000	81,000	68,067	68,067	68,067

009-576-019-00                      2017 Est. T.C.V.                      DERUITER BERNARD  
 Property Class: 401                      4880 RIVER WOODS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RVR WDS EST 2	155.00	218.00	1.0000	1.0000	100	100		15,500
155 Actual Front Feet, 0.78 Total Acres                      Total Est. Land Value =								15,500

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls    C+5    Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1566 SF    Floor Area = 1566 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	65.51	0.00	2.01	1566	105,736

Other Additions/Adjustments	Rate	Size	Cost
(9) Basement Finish			
Basement Recreation Finish	11.45	900	10,305

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

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

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

(16) Porches			
WCP (1 Story), Standard	28.61	103	2,947

(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	17.28	720	12,442
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38 =>                      Cost New = 195,601

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost = 176,041  
 ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 = 167,239

2017 Est. T.C.V. 009-576-019-00                      = 185,239

Est. TCV/Total Floor Area = 118.29, Most recent sale 06/30/2015 for 171,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
87,600	87,600	87,600	87,600	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	0	788	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
92,600	92,600	92,600	88,388	88,388	88,388	

009-576-020-00                      2017 Est. T.C.V.                      ASHTON III HARRY E & LISA M  
 Property Class: 401                      4910 S RIVER WOODS RD  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RVR WDS EST 2	173.00	240.00	1.0000	1.0000	100	100		17,300
173 Actual Front Feet, 0.95 Total Acres                      Total Est. Land Value =								17,300

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	1600	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					4,750

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls BC                      Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1803 SF    Floor Area = 2512 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	90.61	0.00	2.77	1419	132,506
1	Story Siding	Overhang	39.98	0.00	0.00	384	15,352

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	1025.00	1	1,025

(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
Separate Shower	1390.00	1	1,390

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(14) Water/Sewer

Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
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(16) Porches

CCP (1 Story), Standard	32.78	98	3,212
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(16) Deck/Balcony

Treated Wood, Standard	8.48	144	1,221
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(17) Garages

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

Base Cost	27.35	576	15,754
Common Wall: 1.5 Wall	-2150.00	1	-2,150
Automatic Doors	425.00	2	850

County Multiplier = 1.38 =>                      Cost New =                      255,805

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,    Depr.Cost =                      243,014  
 ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 =                      230,864

2017 Est. T.C.V. 009-576-020-00                      =                      252,914

Est. TCV/Total Floor Area = 100.68, Most recent sale 07/08/2005 for 21,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
120,200	120,200	120,200	105,063	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,300	0	0	945	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

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Parcel Number: 009-576-020-00

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126,500	126,500	126,500	106,008	106,008	106,008
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009-576-021-00                      2017 Est. T.C.V.                      ASHTON HARRY E & LISA M III  
 Property Class: 402                      RIVER WOODS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RVR WDS EST 2	173.00	254.00	1.0000	1.0000	100	100		17,300
173 Actual Front Feet, 1.01 Total Acres                      Total Est. Land Value =								17,300

2017 Est. T.C.V. 009-576-021-00                      =                      17,300

Est. TCV/Total Floor Area = 6.89, Most recent sale 04/20/2006 for 22,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
8,700	8,700	8,700	8,700	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
8,700	8,700	8,700	8,778	8,700	8,700

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009-576-022-00                      2017 Est. T.C.V.                      SCOTT MICHAEL & BETH  
 Property Class: 402                      RIVER WOODS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table R57X.RIVER CLAM SUB TYPES  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B \$100/FF	163.00	270.00	1.0000	1.0000	100	100		16,300
163 Actual Front Feet, 1.01 Total Acres							Total Est. Land Value =	16,300

2017 Est. T.C.V. 009-576-022-00 = 16,300

Est. TCV/Total Floor Area = 6.49, Most recent sale 10/20/2005 for 24,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
8,200	8,200	8,200	8,200	0.90			
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	0			
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
8,200	8,200	8,200	8,273	8,200	0		

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009-576-023-00                      2017 Est. T.C.V.                      RIVER WOODS ESTATES LLC  
 Property Class: 402                      RIVER WOODS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table R57X.RIVER CLAM SUB TYPES  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$20,000			20000	100		20,000
163 Actual Front Feet, 1.01 Total Acres							Total Est. Land Value =	20,000

2017 Est. T.C.V. 009-576-023-00 = 20,000

Est. TCV/Total Floor Area = 7.96

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,000	10,000	10,000	1,121	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	10	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,000	10,000	10,000	1,131	1,131	0	

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009-576-024-00                      2017 Est. T.C.V.                      RIVER WOODS ESTATES LLC  
 Property Class: 402                      RIVER WOODS  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table R57X.RIVER CLAM SUB TYPES  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$20,000			20000	100		20,000
163 Actual Front Feet, 1.01 Total Acres							Total Est. Land Value =	20,000

2017 Est. T.C.V. 009-576-024-00 = 20,000

Est. TCV/Total Floor Area = 7.96

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
10,000	10,000	10,000	1,120	0.90

2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	10	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,000	10,000	10,000	1,130	1,130	0

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009-576-025-00                      2017 Est. T.C.V.                      RIVER WOODS ESTATES LLC  
 Property Class: 402                      RIVER WOODS  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table R57X.RIVER CLAM SUB TYPES  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$20,000			20000	100		20,000
148 Actual Front Feet, 0.94 Total Acres							Total Est. Land Value =	20,000

2017 Est. T.C.V. 009-576-025-00                      =                      20,000

Est. TCV/Total Floor Area = 7.96

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
10,000	10,000	10,000	1,247	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	11	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,000	10,000	10,000	1,258	1,258	0

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009-576-026-00	2017 Est. T.C.V.	RIVER WOODS ESTATES LLC
Property Class: 402		RIVER WOODS
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R57X.RIVER CLAM SUB TYPES  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$20,000			20000	100		20,000
175 Actual Front Feet, 1.31		Total Acres			Total Est.		Land Value =	20,000

2017 Est. T.C.V. 009-576-026-00 = 20,000

Est. TCV/Total Floor Area = 7.96

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,000	10,000	10,000	1,749	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	
10,000	10,000	10,000	1,764	1,764	0	

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009-576-027-00	2017 Est. T.C.V.	GRISWOLD RAYMOND A & ELIZABETH S
Property Class: 402		RIVER WOODS
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table R57X.RIVER CLAM SUB TYPES  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$20,000			20000	100		20,000
171 Actual Front Feet, 1.19	Total Acres				Total Est.		Land Value =	20,000

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2017 Est. T.C.V. 009-576-027-00	=	20,000			
Est. TCV/Total Floor Area = 7.96, Most recent sale 11/12/2014 for 22,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
10,000	10,000	10,000	10,000	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
10,000	10,000	10,000	10,090	10,000	0

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009-576-028-00	2017 Est. T.C.V.	DEBOER ALFRED G & DORIS E TRUST
Property Class: 401		4857 RIVER WOODS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *		EFF					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
RVR WDS EST 2	126.00	243.00	1.0000	1.0000	100	100	12,600
126 Actual Front Feet, 0.70 Total Acres						Total Est. Land Value =	12,600

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1948 SF Floor Area = 1948 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.58	0.00	2.01	1948	127,769

  

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

(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Finished )			
Base Cost	22.65	576	13,046
Common Wall: 2 Wall	-2575.00	1	-2,575
Automatic Doors	375.00	1	375
Class:C Exterior: Siding Foundation: 42 Inch (Finished )			
Base Cost	34.10	180	6,138
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 217,852

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 206,959

Separately Depreciated Items:

(16) Porches

CCP (1 Story), Standard	30.89	90	2,780
County Multiplier = 1.38 =>		Cost New =	3,837
Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,		Depr.Cost =	3,606

Total Depreciated Cost = 210,566

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 = 200,037

2017 Est. T.C.V. 009-576-028-00 = 215,137

Est. TCV/Total Floor Area = 110.44, Most recent sale 04/23/2004 for 17,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
101,600	101,600	101,600	88,147	0.90



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2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,000	0	0	793	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	107,600	107,600	107,600	88,940	88,940	88,940

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009-576-029-00                      2017 Est. T.C.V.                      KEHL RICHARD R  
 Property Class: 401                                           4845 S RIVER WOODS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

		* Factors *		EFF		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
RVR WDS EST 2	136.00	243.00	1.0000	1.0000	100 100	13,600
136 Actual Front Feet, 0.76 Total Acres                      Total Est. Land Value =						13,600

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls    C+5    Blt 2001

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1120 SF    Floor Area = 1400 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Basement	79.52	0.00	0.00	1120	89,062

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 2 Story	3825.00	1	3,825
Fireplace: Raised Hearth	170.00	1	170

(16) Porches

WCP (1 Story), Standard	24.46	144	3,522
WCP (1 Story), Standard	20.35	240	4,884

(17) Garages

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

Base Cost	19.49	784	15,280
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =    177,025

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =    159,322  
 ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 =    151,356

2017 Est. T.C.V. 009-576-029-00                      =    167,456

Est. TCV/Total Floor Area = 119.61, Most recent sale 03/02/2004 for 180,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
79,200	79,200	79,200	69,295	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,500	0	0	623	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
83,700	83,700	83,700	69,918	69,918	69,918

009-576-030-00	2017 Est. T.C.V.	RENDON BRUCE R & DAIRE LYNN
Property Class: 401		4833 S RIVERWOODS RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

		* Factors *		EFF		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
RVR WDS EST 2	260.00	300.00	1.0000	1.0000	100 100	26,000
260 Actual Front Feet, 1.79 Total Acres Total Est. Land Value =						26,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.86	1.00	2250	94	3,934
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 =					6,434

Cost Est. for Res. Bldg: 1 Single Family 1S Cls BC Blt 2007

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	72.75	0.00	1.85	2004	149,498

Other Additions/Adjustments Rate Size Cost

(1) Exterior							
Stone Veneer		11.20				416	4,659

(9) Basement Finish							
Basement Recreation Finish		13.50				1000	13,500
Walk out Basement Door(s)		1,025.00				1	1,025

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(13) Plumbing							
Average Fixture(s)		1120.00				1	1,120
3 Fixture Bath		3525.00				2	7,050
2 Fixture Bath		2350.00				1	2,350

(14) Water/Sewer							
Well, 100 Feet		3050.00				1	3,050
1000 Gal Septic		3550.00				1	3,550

(15) Built-Ins & Fireplaces							
Appliance Allowance		2610.00				1	2,610

(16) Porches							
CCP (1 Story), Standard		29.75				120	3,570
CCP (1 Story), Standard		29.75				120	3,570
CCP (1 Story), Standard		28.52				132	3,765

(16) Deck/Balcony							
Treated Wood, Standard		8.30				160	1,328

(17) Garages							
Class:BC Exterior: Siding Foundation: 42 Inch (Finished )							
Base Cost		21.33				980	20,903
Common Wall: 1 Wall		-1425.00				1	-1,425
Automatic Doors		425.00				2	850

County Multiplier = 1.38 => Cost New = 304,944

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 289,696  
ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 = 275,212

2017 Est. T.C.V. 009-576-030-00 = 307,646

Parcel Number: 009-576-030-00

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Est. TCV/Total Floor Area = 153.52, Most recent sale 05/24/2007 for 37,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
145,600	145,600	145,600	127,584	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,200	0	0	1,148	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
153,800	153,800	153,800	128,732	128,732	128,732	

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009-580-001-00                      2017 Est. T.C.V.                      KIRBY BENJAMIN R & LYNETTE M &  
 Property Class: 401                                           1876 S SCHNEIDER PARK RD  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	79.00	100.00	0.9335	1.0000	800	100		58,999
79 Actual Front Feet, 0.18 Total Acres                      Total Est. Land Value =								58,999

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 780 SF    Floor Area = 1170 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	90.11	0.00	-0.40	780	69,974

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

(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 2 Story	2505.00	1	2,505

(16) Porches

WCP (1 Story), Standard	54.24	24	1,302
WPP, Standard	9.73	260	2,530

(16) Deck/Balcony

Treated Wood, Standard	6.61	312	2,062
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County Multiplier = 1.38    =>                      Cost New =    121,557

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =    109,401  
 ECF (410- SAPPHIRE LAKE AREA)    1.300 => TCV of Bldg: 1 =    142,222

2017 Est. T.C.V. 009-580-001-00                      =    203,646  
 Est. TCV/Total Floor Area = 174.06, Most recent sale 02/07/2007 for 228,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
104,600	104,600	104,600	86,864	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,800	0	781	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
101,800	101,800	101,800	87,645	87,645	0

009-580-002-00                      2017 Est. T.C.V.                      SCHWAGER SUSANNA  
 Property Class: 401                                           1850 S SCHNEIDER PARK RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	60.00	110.00	1.0000	1.0000	800	100		48,000
60 Actual Front Feet, 0.15 Total Acres                      Total Est. Land Value =								48,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.16	1.00	165	72	1,088
Shed: Wood Frame	7.99	1.00	288	72	1,656
Total Estimated Land Improvements True Cash Value =					2,745

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 781 SF    Floor Area = 781 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.66	-9.36	0.00	605	32,247
1	Story Siding	Slab	62.66	-11.11	0.00	176	9,073

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

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

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

(16) Breezeways  
 Frame Wall,Unfinished                      22.75                      63                      1,433

County Multiplier = 1.38 =>                      Cost New =                      70,556

Phy/Ab.Phy/Func/Econ/Comb.%Good= 68/100/100/100/68.0,    Depr.Cost =                      47,978  
 ECF (410- SAPPHIRE LAKE AREA)                      1.300 => TCV of Bldg: 1 =                      62,372

2017 Est. T.C.V. 009-580-002-00                      =                      113,117

Est. TCV/Total Floor Area = 144.84

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
58,100	58,100	58,100	40,079	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,500	0	0	360	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
56,600	56,600	56,600	40,439	40,439	40,439

009-580-003-00                      2017 Est. T.C.V.                      EDBERG KENETH D & WENDY S  
 Property Class: 401                                           1846 S SCHNEIDER PARK RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	65.00	110.00	0.9802	1.0000	800	100		50,970
65 Actual Front Feet, 0.16 Total Acres                      Total Est. Land Value =								50,970

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	43.30	-0.79	-5	500	20,173
Other Additions/Adjustments			Rate			Size	Cost
Addition/Slab			31.75			400	12,700
Free Standing Roof			4.35			900	3,915

(2) Skirting  
 Metal Enamel                      5.60                      120                      672

(9) Foundation  
 Foundation Wall: Concrete                      7.28                      0                      0

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

(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

(17) Garages  
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)  
 Base Cost                      11.14                      768                      8,556  
 Mechanical Doors                      350.00                      2                      700

County Multiplier = 1.38 =>                      Cost New =                      70,245

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,    Depr.Cost =                      24,586  
 ECF (410- SAPPHIRE LAKE AREA)                      0.600 => TCV of Bldg: 1 =                      14,751

2017 Est. T.C.V. 009-580-003-00							=	66,691
Est. TCV/Total Floor Area = 74.10, Most recent sale 03/15/2012 for 77,000								
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
37,100	37,100	37,100	37,100	0.90				
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	-3,800	0	0	-3,800	0			
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
33,300	33,300	33,300	37,433	33,300	0			

009-580-004-00                      2017 Est. T.C.V.                      CHANDLER WAYNE L & DONNA J  
 Property Class: 401                      1840 S SCHNEIDER PARK RD  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	65.00	110.00	0.9802	1.0000	800	100		50,970
65 Actual Front Feet, 0.16 Total Acres                      Total Est. Land Value =								50,970

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 300 SF    Floor Area = 300 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	63.46	-11.86	-0.78	300	15,246

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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County Multiplier = 1.38    =>                      Cost New =    26,900

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =    14,795

ECF (410- SAPPHIRE LAKE AREA)                      1.200 => TCV of Bldg: 1 =    17,754

2017 Est. T.C.V. 009-580-004-00                      =    69,664

Est. TCV/Total Floor Area = 232.21, Most recent sale 09/14/2012 for 70,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,500	38,500	38,500	37,296	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,700	0	-2,496	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,800	34,800	34,800	37,631	34,800	0	



009-580-005-00                      2017 Est. T.C.V.                      VERPLANCK JACK A & MARY L TRUST  
 Property Class: 401                      1830 S SCHNEIDER PARK RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	66.00	113.00	0.9765	1.0000	800	100		51,557
66 Actual Front Feet, 0.17 Total Acres                      Total Est. Land Value =								51,557

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	1028	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	94	2,350
Total Estimated Land Improvements True Cash Value =					2,350

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls C-5    Blt 2009

(11) Heating System: Forced Heat & Cool  
 Ground Area = Size for Rates = 1612 SF    Floor Area = 1612 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.98	0.00	1.82	1612	98,010
Other Additions/Adjustments			Rate			Size	Cost
Walk out Basement Door(s)			775.00			1	775

(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	27.17	120	3,260
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(16) Deck/Balcony

Treated Wood,Standard	6.10	698	4,258
Treated Wood,Standard	8.82	80	706

(16) Breezeways

Frame Wall,Unfinished	23.25	182	4,232
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(17) Garages  
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	17.28	720	12,442
Common Wall: 1/2 Wall	-650.00	1	-650
Automatic Doors	375.00	1	375

County Multiplier = 1.38    =>                      Cost New =    183,290

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,    Depr.Cost =    174,125  
 ECF (410- SAPPHIRE LAKE AREA)    1.300 => TCV of Bldg: 1 =    226,363

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2017 Est. T.C.V. 009-580-005-00	=	280,270			
Est. TCV/Total Floor Area = 173.86					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
138,900	138,900	138,900	105,708	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

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Parcel Number: 009-580-005-00

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	0	1,200	0	0	951	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	140,100	140,100	140,100	106,659	106,659	106,659

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009-580-007-00	2017 Est. T.C.V.	SMITH CHRISTOPHER
Property Class: 401		1792 S SCHNEIDER PARK RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	68.00	121.00	0.9692	1.0000	800	100		52,724
68 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								52,724

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 2S Cls C+5 Blt 2008

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 992 SF Floor Area = 1952 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	111.70	0.00	0.00	960	107,232
1	Story Siding	Overhang	39.06	0.00	0.00	16	625
1	Story Siding	Overhang	39.06	0.00	0.00	16	625

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

(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	34.76	64	2,225
WCP (2 Story), Standard	29.84	144	4,297

(17) Garages

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

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

County Multiplier = 1.38 => Cost New = 186,093

Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 173,066  
ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV of Bldg: 1 = 216,333

2017 Est. T.C.V. 009-580-007-00 = 271,482

Est. TCV/Total Floor Area = 139.08, Most recent sale 11/14/2007 for 95,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
134,900	134,900	134,900	103,430	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	800	0	0	930	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
135,700	135,700	135,700	104,360	104,360	0

009-580-008-00                      2017 Est. T.C.V.                      SEJAT JOSEPH J & SUSAN Y  
 Property Class: 401                                                                1792 S SCHNEIDER PARK RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	60.00	110.00	1.0000	1.0000	800	100		48,000
60 Actual Front Feet, 0.15 Total Acres                      Total Est. Land Value =								48,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 640 SF    Floor Area = 640 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	54.76	-10.56	-1.89	640	27,078

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CCP (1 Story), Standard	29.75	75	2,231
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(16) Deck/Balcony

Treated Wood, Standard	7.24	120	869
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County Multiplier = 1.42 =>                      Cost New =                      48,884  
 Notes: COTTAGE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      29,330  
 ECF (410- SAPPHIRE LAKE AREA)                      1.200 => TCV of Bldg: 1 =                      35,197

2017 Est. T.C.V. 009-580-008-00                      =                      84,167  
 Est. TCV/Total Floor Area = 131.51, Most recent sale 09/06/2011 for 85,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
44,800	44,800	44,800	43,587	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,700	0	-1,487	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,100	42,100	42,100	43,979	42,100	0	

009-580-009-00	2017 Est. T.C.V.	HORNER TIMOTHY L TR
Property Class: 401		1790 S SCHNEIDER PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	60.00	107.00	1.0000	1.0000	800	100		48,000
60 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								48,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	4.04	1.00	160	0	0
Shed: Metal Prefab	11.56	1.00	70	46	372
Dock: Light posts	25.61	1.00	160	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 =					2,747

Cost Est. for Res. Bldg: 1 Single Family 2S Cls BC Blt 1941

(11) Heating System: Radiant (in-floor)  
Ground Area = Size for Rates = 1056 SF Floor Area = 2112 SF.  
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost  
2 Story Siding Slab 124.96 -14.44 3.17 1056 120,057

Other Additions/Adjustments Rate Size Cost

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

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(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: Interior 1 Story 4100.00 1 4,100

(17) Garages  
Class:BC Exterior: Siding Foundation: 42 Inch (Finished )  
Base Cost 30.60 450 13,770  
Automatic Doors 425.00 1 425

County Multiplier = 1.38 => Cost New = 205,197  
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 174,418

Separately Depreciated Items:

(16) Porches  
WCP (1 Story), Standard 51.06 36 1,838  
County Multiplier = 1.38 => Cost New = 2,537  
Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Depr.Cost = 2,461

(16) Breezeways  
Frame Wall,Unfinished 27.75 64 1,776  
County Multiplier = 1.38 => Cost New = 2,451  
Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 2,426

Total Depreciated Cost = 179,305  
ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV of Bldg: 1 = 224,131

2017 Est. T.C.V. 009-580-009-00 = 274,878

Parcel Number: 009-580-009-00

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Est. TCV/Total Floor Area = 130.15, Most recent sale 06/25/2010 for 259,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
135,200	135,200	135,200	109,642	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,200	0	0	986	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
137,400	137,400	137,400	110,628	110,628		0

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009-580-010-00                      2017 Est. T.C.V.                      ST PIERRE M EILEEN (LE)  
 Property Class: 402                      S SCHNEIDER PARK RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	60.00	88.00	1.0000	1.0000	800	100		48,000
60 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	48,000

2017 Est. T.C.V. 009-580-010-00                      =                      48,000

Est. TCV/Total Floor Area = 22.73

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,000	27,000	27,000	15,850	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,000	0	0	142	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,000	24,000	24,000	15,992	15,992	15,992	

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009-580-011-00	2017 Est. T.C.V.	VER PLANCK JACK A & MARY L TRUST
Property Class: 402		S SCHNEIDER PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 800/FF	170.00	89.00	1.0000	1.0000	800	100		136,000
170 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	136,000

2017 Est. T.C.V. 009-580-011-00 = 136,000

Est. TCV/Total Floor Area = 64.39

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
68,000	68,000	68,000	60,982	0.90

2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	548	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,000	68,000	68,000	61,530	61,530	61,530

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009-590-001-00                      2017 Est. T.C.V.                      CARLSON SARA L LE  
 Property Class: 402                                           S SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
Sub 580,590,700	49.00	100.00	1.0061	1.0000	900	100	PUBLIC BEACH	44,368
49 Actual Front Feet, 0.11	Total Acres		Total Est. Land Value =					44,368

2017 Est. T.C.V. 009-590-001-00	=	44,368			
Est. TCV/Total Floor Area = 21.01					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
22,100	22,100	22,100	15,293	0.90	
2017 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	100	0	0	137	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
22,200	22,200	22,200	15,430	15,430	0

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009-590-002-00                      2017 Est. T.C.V.                      CARLSON SARA L LE  
 Property Class: 401                                           1784 S SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Sub 580,590,700	49.00	100.00	1.0061	1.0000	900 100	44,368
49 Actual Front Feet, 0.11 Total Acres                      Total Est. Land Value =						44,368

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.17	1.00	96	78	686
Total Estimated Land Improvements True Cash Value =					686

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

(11) Heating System: Space Heater

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	-1.89	784	30,929

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

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(16) Porches  
 WGEF (1 Story), Standard                      32.39                      160                      5,182

County Multiplier = 1.38 =>                      Cost New =                      55,694

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =                      30,632  
 ECF (410- SAPPHIRE LAKE AREA)                      1.200 => TCV of Bldg: 1 =                      36,758

2017 Est. T.C.V. 009-590-002-00                      =                      81,812

Est. TCV/Total Floor Area = 104.35

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,600	40,600	40,600	32,474	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	292	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,900	40,900	40,900	32,766	32,766	0

009-590-003-00	2017 Est. T.C.V.	BECK JOHN M & MARY LOU
Property Class: 401		1770 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Sub 580,590,700	51.00	100.00	0.9941	1.0000	900 100	PRIVATE RD 45,628
51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =						45,628

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	260	99	824
Shed: Wood Frame	10.27	1.00	96	78	769
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 =					2,533

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2009

(11) Heating System: Forced Air w/ Ducts

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

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

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

(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	7.59	120	911
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(17) Garages

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

Base Cost	17.14	672	11,518
Common Wall: 1 Wall	-1225.00	1	-1,225
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 119,445

Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 111,084

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.25	800	9,000
County Multiplier = 1.38 =>		Cost New =	12,420
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	6,210

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT)	3.75	70	263
County Multiplier = 1.38 =>		Cost New =	362
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,		Depr.Cost =	308

Total Depreciated Cost = 117,602

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Parcel Number: 009-590-003-00				Page: 2	
ECF (410- SAPPHIRE LAKE AREA)				1.300 => TCV of Bldg: 1 = 152,882	
2017 Est. T.C.V. 009-590-003-00				= 201,043	
Est. TCV/Total Floor Area = 170.95					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
98,700	98,700	98,700	81,931	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,800	0	0	737	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
100,500	100,500	100,500	82,668	82,668	0

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009-590-004-00                      2017 Est. T.C.V.                      STOLP K & STAFFORD B & STAFFORD C  
 Property Class: 401                                           1760 S SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Sub 580,590,700	51.00	100.00	0.9941	1.0000	900 100	45,628
51 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =						45,628

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

(11) Heating System: Electric Wall Heat  
 Ground Area = Size for Rates = 924 SF    Floor Area = 924 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	49.35	-9.64	-1.39	924	35,408

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

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

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

(16) Porches  
 CGEP (1 Story), Standard                      32.00                      175                      5,600

(16) Deck/Balcony  

Treated Wood,Standard	6.57	191	1,255
Treated Wood,Standard	5.95	351	2,088
Treated Wood,Standard	7.07	132	933
Treated Wood,Standard	7.33	115	843

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County Multiplier = 1.38    =>                      Cost New =    73,725

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =    40,549  
 ECF (410- SAPPHIRE LAKE AREA)                      1.200 => TCV of Bldg: 1 =    48,659

2017 Est. T.C.V. 009-590-004-00                      =    94,287

Est. TCV/Total Floor Area = 102.04

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
47,100	47,100	47,100	34,855	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	313	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
47,100	47,100	47,100	35,168	35,168	0

009-590-005-00                      2017 Est. T.C.V.                      RITCHIE J C & GILLESPIE M J JT & LE  
 Property Class: 401                      1750 S SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Sub 580,590,700	51.00	100.00	0.9941	1.0000	900 100	45,628
51 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =						45,628

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: Electric Baseboard  
 Ground Area = Size for Rates = 816 SF    Floor Area = 816 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.01	-9.25	-0.21	816	42,881

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing  
 Average Fixture(s)                      630.00                      1                      630

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

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(15) Built-Ins & Fireplaces  

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

(16) Porches  
 CSEP (1 Story), Standard                      32.43                      112                      3,632

(16) Deck/Balcony  
 Pine, Standard                      4.99                      332                      1,657

County Multiplier = 1.38    =>                      Cost New =                      77,645

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      50,469  
 ECF (410- SAPPHIRE LAKE AREA)                      1.300 => TCV of Bldg: 1 =                      65,610

2017 Est. T.C.V. 009-590-005-00	=	112,178
Est. TCV/Total Floor Area = 137.47		
2016 Assessed	MBOR	S.E.V.
54,700	54,700	54,700
		Base for Cap
		39,521
		C.P.I.
		0.90
2017	New Eq. Adjustment	Loss
0	1,400	0
		Additions
		0
		Tax Adjustment
		355
		Losses
		0
2017 Assessed	MBOR	S.E.V.
56,100	56,100	56,100
		Capped
		39,876
		->Taxable<-
		39,876
		PRE/MBT
		0

009-590-006-00	2017 Est. T.C.V.	EDWARDS MELVIN A
Property Class: 401		1740 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Sub 580,590,700	51.00	100.00	0.9941	1.0000	900 100	45,628
51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =						45,628

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.17	1.00	96	95	836
Shed: Wood Frame	9.59	1.00	80	95	729
Total Estimated Land Improvements True Cash Value =					1,565

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1945

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Basement	56.98	0.00	0.83	936	54,110

Other Additions/Adjustments Rate Size Cost

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

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

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

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(16) Porches  
CGEP (1 Story), Standard 37.57 120 4,508

County Multiplier = 1.38 => Cost New = 92,136

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 55,282  
ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 66,338

2017 Est. T.C.V. 009-590-006-00 = 113,531

Est. TCV/Total Floor Area = 97.04

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
56,700	56,700	56,700	39,191	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	100	0	0	352	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
56,800	56,800	56,800	39,543	39,543	0

009-590-007-00	2017 Est. T.C.V.	LOGUSZ ROMAN ETAL
Property Class: 401		1730 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Sub 580,590,700	51.00	100.00	0.9941	1.0000	900 100	45,628
51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =						45,628

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.23	1.00	64	94	676
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 =					1,151

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1934

(11) Heating System: Space Heater

Ground Area = Size for Rates = 853 SF Floor Area = 853 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	61.35	-9.14	-2.85	853	42,104

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

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

(16) Porches

WGEP (1 Story), Standard	38.51	120	4,621
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(17) Garages

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

Base Cost	24.80	240	5,952
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 84,349

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 46,392  
 ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 55,670

2017 Est. T.C.V. 009-590-007-00 = 102,449

Est. TCV/Total Floor Area = 120.10

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
51,200	51,200	51,200	41,171	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	370	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
51,200	51,200	51,200	41,541	41,541	0



009-590-008-00                      2017 Est. T.C.V.                      PROMER JODY R & MARLENE K  
 Property Class: 401                                           1718 S SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Sub 580,590,700	51.00	100.00	0.9941	1.0000	900 100	45,628
51 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =						45,628

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.27	1.00	96	94	927
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 =					3,302

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls CD                      Blt 1965

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 960 SF    Floor Area = 1152 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	76.29	-8.86	0.00	384	25,893
1	Story Siding	Crawl Space	59.86	-8.86	0.00	246	12,546
1	Story Siding	Crawl Space	59.86	-8.86	0.00	330	16,830

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	38.14	126	4,806
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(16) Deck/Balcony

Treated Wood, Standard	6.59	240	1,582
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(17) Garages

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

Base Cost	23.24	280	6,507
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County Multiplier = 1.38 =>                      Cost New =                      107,065

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      69,592  
 ECF (410- SAPPHIRE LAKE AREA)                      1.300 => TCV of Bldg: 1 =                      90,470

2017 Est. T.C.V. 009-590-008-00                      =                      139,400

Est. TCV/Total Floor Area = 121.01, Most recent sale 06/18/2004 for 165,600

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
67,800	67,800	67,800	60,225	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,900	0	0	542	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
69,700	69,700	69,700	60,767	60,767	0

009-590-009-00	2017 Est. T.C.V.	KERASTAS MICHAEL & ANNA MARIE
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 580,590,700	50.00	100.00	1.0000	1.0000	900	100		45,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			45,000

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Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.02	1.00	64	79	507
Total Estimated Land Improvements True Cash Value =					507

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2017 Est. T.C.V. 009-590-009-00	=	45,507			
Est. TCV/Total Floor Area = 39.50					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
22,800	22,800	22,800	15,358	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	138	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
22,800	22,800	22,800	15,496	15,496	0

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009-590-010-00                      2017 Est. T.C.V.                      KERASTAS MICHAEL & ANNA MARIE  
 Property Class: 401                                                                1698 S SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                                           LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Sub 580,590,700	50.00	100.00	1.0000	1.0000	900 100	45,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =						45,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.17	1.00	96	94	827
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 =					1,777

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Pine Logs	Slab	71.90	-10.23	0.66	725	45,189

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

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

(16) Porches

WGEP (1 Story), Standard	27.80	232	6,450
CPP, Standard	22.53	35	789

County Multiplier = 1.38 =>                      Cost New =                      82,420

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =                      45,331  
 ECF (410- SAPPHIRE LAKE AREA)                      1.200 => TCV of Bldg: 1 =                      54,397

2017 Est. T.C.V. 009-590-010-00                      =                      101,174

Est. TCV/Total Floor Area = 139.55

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
50,400	50,400	50,400	33,426	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	300	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
50,600	50,600	50,600	33,726	33,726	0

009-590-011-00                      2017 Est. T.C.V.                      SKUKALEK JOHN M & BARBARA A  
 Property Class: 401                                           1688 S SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Sub 580,590,700	50.00	100.00	1.0000	1.0000	900 100	45,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =						45,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.86	1.00	70	50	345
Total Estimated Land Improvements True Cash Value =					345

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

(11) Heating System: Wall/Floor Furnace  
 Ground Area = Size for Rates = 680 SF    Floor Area = 680 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	53.33	-9.36	-0.78	680	29,369

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

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

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

(15) Built-Ins & Fireplaces  
 Appliance Allowance                      1,235.00                      1                      1,235  
 Fireplace: Exterior 1 Story                      3,050.00                      1                      3,050

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(16) Porches  

CGEP (1 Story), Standard	Rate	Size	Cost
CGEP (1 Story), Standard	30.56	193	5,898
WPP, Standard	7.92	386	3,057
CPP, Standard	28.93	20	579

(16) Deck/Balcony  
 Treated Wood, Standard                      8.92                      60                      535

County Multiplier = 1.38 =>                      Cost New =                      64,495

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =                      35,472

Separately Depreciated Items:

Unit-in-Place Cost Items:  
 BOAT HOUSE (BY SQ FT                      3.50                      70                      245  
 County Multiplier = 1.38 =>                      Cost New =                      338  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,    Depr.Cost =                      321

Total Depreciated Cost =                      35,793  
 ECF (410- SAPPHIRE LAKE AREA)                      1.200 => TCV of Bldg: 1 =                      42,952

2017 Est. T.C.V. 009-590-011-00	=	88,297
Est. TCV/Total Floor Area = 129.85, Most recent sale 03/17/2008 for 115,000		
2016 Assessed	MBOR	S.E.V.
44,000	44,000	44,000
		Base for Cap
		39,436
		C.P.I.
		0.90
2017 New Eq. Adjustment	Loss	Additions
0	100	0
		Tax Adjustment
		354
		Losses
		0
2017 Assessed	MBOR	S.E.V.
44,100	44,100	44,100
		Capped
		39,790
		->Taxable<-
		39,790
		PRE/MBT
		0

009-590-012-00	2017 Est. T.C.V.	LIND BEVERLY J TRUSTEE OF THE
Property Class: 401		1678 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Sub 580,590,700	50.00	100.00	1.0000	1.0000	900 100	45,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =						45,000

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	280	71	636
Total Estimated Land Improvements True Cash Value =					636

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1955

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 724 SF Floor Area = 724 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	63.81	-11.32	0.00	724	38,003

Other Additions/Adjustments Rate Size Cost

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

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

(15) Built-Ins & Fireplaces  
Appliance Allowance 1,415.00 1 1,415  
Fireplace: Exterior 1 Story 3,450.00 1 3,450

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(16) Deck/Balcony  
Treated Wood,Standard 8.75 72 630

(16) Breezeways  
Frame Wall,Unfinished 22.75 280 6,370

(17) Garages  
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
Base Cost 15.23 728 11,087  
Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 89,059

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 53,435  
ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 64,122

2017 Est. T.C.V. 009-590-012-00 = 109,758

Est. TCV/Total Floor Area = 151.60

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
54,600	54,600	54,600	41,825	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	376	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
54,900	54,900	54,900	42,201	42,201	42,201

009-590-013-00                      2017 Est. T.C.V.                      HERRINGTON DOUGLAS A & LAUREL  
 Property Class: 401                      1666 S SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Sub 580,590,700	50.00	100.00	1.0000	1.0000	900 100	45,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =						45,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	10.08	1.00	36	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls C    Blt 1950

(11) Heating System: Space Heater

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

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

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

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

(16) Porches

CPP, Standard	34.45	16	551
WCP (1 Story), Standard	25.88	124	3,209

(16) Deck/Balcony

Treated Wood, Standard	6.93	225	1,559
Treated Wood, Standard	6.68	290	1,937
Treated Wood, Standard	8.38	97	813

County Multiplier = 1.38 =>                      Cost New =    101,008

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    65,655  
 ECF (410- SAPPHIRE LAKE AREA)    1.300 => TCV of Bldg: 1 =    85,351

2017 Est. T.C.V. 009-590-013-00                      =    130,826

Est. TCV/Total Floor Area = 136.28, Most recent sale 08/31/2010 for 95,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
63,500	63,500	63,500	56,352	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	507	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
65,400	65,400	65,400	56,859	56,859	0

009-590-014-00                      2017 Est. T.C.V.                      MULLEN ERIN  
 Property Class: 401                                           1656 S SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Sub 580,590,700	50.00	100.00	1.0000	1.0000	900 100	45,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =						45,000

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	36	66	82
Shed: Wood Frame	12.75	1.00	60	50	382
Shed: Wood Frame	11.94	1.00	84	50	501
Total Estimated Land Improvements True Cash Value =					966

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 959 SF    Floor Area = 959 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	67.79	-11.91	0.00	959	53,589

Other Additions/Adjustments                      Rate                      Size                      Cost

(1) Exterior							
Stone Veneer		10.25		32		328	

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

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

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

(16) Deck/Balcony							
Treated Wood,Standard		6.10		713		4,349	
Treated Wood,Standard		8.30		100		830	

County Multiplier = 1.38    =>                      Cost New =                      93,506

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      56,104  
 ECF (410- SAPPHIRE LAKE AREA)                      1.200 => TCV of Bldg: 1 =                      67,325

2017 Est. T.C.V. 009-590-014-00                      =                      113,291  
 Est. TCV/Total Floor Area = 118.13, Most recent sale 08/17/2012 for 140,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
56,400	56,400	56,400	45,143	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	406	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
56,600	56,600	56,600	45,549	45,549	0

009-590-015-00	2017 Est. T.C.V.	WILLIAMS JIMMY R & JUDY A
Property Class: 401		1646 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Sub 580,590,700	50.00	100.00	1.0000	1.0000	900 100	45,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =						45,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.59	1.00	80	71	545
Total Estimated Land Improvements True Cash Value =					545

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1959

(11) Heating System: Space Heater

Ground Area = Size for Rates = 618 SF Floor Area = 618 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	54.81	-10.65	-1.89	618	26,123

Other Additions/Adjustments Rate Size Cost

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

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

(15) Built-Ins & Fireplaces  
Appliance Allowance 1,235.00 1 1,235  
Fireplace: Exterior 1 Story 3,050.00 1 3,050

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(16) Porches  
CGEP (1 Story), Standard 42.29 96 4,060

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

County Multiplier = 1.38 => Cost New = 52,614

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 28,938  
ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 34,725

2017 Est. T.C.V. 009-590-015-00 = 80,270

Est. TCV/Total Floor Area = 129.89, Most recent sale 06/01/2000 for 93,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,000	40,000	40,000	37,602	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	100	0	0	338	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,100	40,100	40,100	37,940	37,940	0



009-590-016-00                      2017 Est. T.C.V.                      KISER JACK L  
 Property Class: 401                                           1636 S SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Sub 580,590,700	50.00	100.00	1.0000	1.0000	900 100	45,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =						45,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 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 CD                      Blt 2006

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1120 SF    Floor Area = 1400 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Basement	67.36	0.00	0.00	1120	75,443

Other Additions/Adjustments                      Rate                      Size                      Cost

(1) Exterior

Stone Veneer	10.00	80	800
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(13) Plumbing

Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	1	1,975
2 Fixture Bath	1325.00	1	1,325

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CCP (1 Story), Standard	64.59	16	1,033
WCP (1 Story), Standard	22.24	168	3,736

County Multiplier = 1.38 =>                      Cost New =                      124,107

Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0,    Depr.Cost =                      112,938  
 ECF (410- SAPPHIRE LAKE AREA)                      1.300 => TCV of Bldg: 1 =                      146,819

2017 Est. T.C.V. 009-590-016-00                      =                      192,294

Est. TCV/Total Floor Area = 137.35

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
92,800	92,800	92,800	76,223	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,300	0	686	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
96,100	96,100	96,100	76,909	76,909	76,909

009-590-017-00	2017 Est. T.C.V.	WOLFORD BEN W
Property Class: 401		1624 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Sub 580,590,700	95.00	100.00	0.8248	1.0000	900 100	70,525
95 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =						70,525

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	160	0	0
D/W/P: Crushed Rock	1.24	1.00	1040	0	0
Fencing: Wd, Picket, 12-24	9.06	1.00	60	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 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,858

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 1957

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1748 SF Floor Area = 1748 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.52	-8.85	0.00	1190	66,247
1	Story Siding	Slab	64.52	-10.97	0.00	558	29,881

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	21.95	212	4,653
CSEP (1 Story), Standard	25.81	213	5,498
WPP, Standard	7.10	890	6,319
CCP (1 Story), Standard	23.90	169	4,039

(16) Deck/Balcony

Treated Wood, Standard	6.88	234	1,610
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(17) Garages

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

Base Cost	19.04	832	15,841
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 200,860

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 120,516  
 ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 144,619

2017 Est. T.C.V. 009-590-017-00 = 218,002

Est. TCV/Total Floor Area = 124.72

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

Parcel Number: 009-590-017-00

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	118,200	118,200	118,200	86,440	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-9,200	0	0	777	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	109,000	109,000	109,000	87,217	87,217	87,217

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009-590-018-90                      2017 Est. T.C.V.                      KELLY WILLIAM G  
 Property Class: 402                      SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		N 5' OF LOT 18			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Sub 580,590,700	5.00	100.00	1.9953	1.0000	900	100	8,979
5 Actual Front Feet, 0.01 Total Acres						Total Est. Land Value =	8,979

2017 Est. T.C.V. 009-590-018-90	=	8,979			
Est. TCV/Total Floor Area =	5.14				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2,300	2,300	2,300	1,550	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	13	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,500	4,500	4,500	1,563	1,563	0

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009-590-019-00                      2017 Est. T.C.V.                      KELLY WM G  
 Property Class: 401                                                                1604 S SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Sub 580,590,700	50.00	100.00	1.0000	1.0000	900 100	45,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =						45,000

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	200	0	0
D/W/P: Patio Blocks	7.45	1.00	150	0	0
Shed: Wood Frame	9.77	1.00	125	50	611
Shed: Wood Frame	10.75	1.00	80	50	430

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					1,516

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 = 1018 SF    Floor Area = 1018 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Pine Logs	Slab	63.03	-10.42	0.00	1018	53,557

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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(14) Water/Sewer  

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

(15) Built-Ins & Fireplaces  

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

(16) Porches  

CGEP (1 Story), Standard	35.45	150	5,318
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County Multiplier = 1.38    =>                      Cost New =                      92,418

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      55,451  
 ECF (410- SAPPHIRE LAKE AREA)                      1.200 => TCV of Bldg: 1 =                      66,541

2017 Est. T.C.V. 009-590-019-00                      =                      113,057  
 Est. TCV/Total Floor Area = 111.06, Most recent sale 12/31/1984 for 28,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
56,300	56,300	56,300	39,521	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	355	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
56,500	56,500	56,500	39,876	39,876	0

009-590-020-00	2017 Est. T.C.V.	TVORIK HAZEL E & ROBERT L
Property Class: 401		1594 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 580,590,700	50.00	100.00	1.0000	1.0000	900	100		45,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	45,000

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	66	0	0
Shed: Wood Frame	8.79	1.00	120	50	527
Total Estimated Land Improvements True Cash Value =					527

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 656 SF Floor Area = 656 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	53.82	-10.50	-1.89	656	27,178

Other Additions/Adjustments Rate Size Cost

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

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

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

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(16) Porches  
CGEP (1 Story), Standard 43.09 91 3,921  
WPP, Standard 9.94 192 1,908

County Multiplier = 1.38 => Cost New = 55,621

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 33,372  
ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 40,047

2017 Est. T.C.V. 009-590-020-00 = 85,574

Est. TCV/Total Floor Area = 130.45

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,600	42,600	42,600	28,321	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	254	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
42,800	42,800	42,800	28,575	28,575	0

009-590-021-00                      2017 Est. T.C.V.                      HERRINGTON KAREN S TRUSTEE  
 Property Class: 401                                           1584 S SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH,#21 & 35-40			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Sub 580,590,700	50.00	100.00	0.5842	1.0000	900 100		26,289
<Site Value C> GROUP C 10K					10000 100	LOT 35	10,000
<Site Value F> GROUP F15K/SITE					15000 100	4 LOTS 37-40	15,000
300 Actual Front Feet, 0.69 Total Acres                      Total Est. Land Value =							51,289

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	102	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    1.25S                      Cls CD                      Blt 1946

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 1248 SF    Floor Area = 1632 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	56.95	-9.91	0.00	480	22,579
1.5	Story Siding	Slab	72.47	-9.91	0.00	768	48,046

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing  

Average Fixture(s)	630.00	1	630
3 Fixture Bath	1,975.00	1	1,975
2 Fixture Bath	1,325.00	1	1,325

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(14) Water/Sewer  

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

(15) Built-Ins & Fireplaces  

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

Treated Wood,Standard	5.87	684	4,015
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(17) Garages  

Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)	Base Cost	23.24	280	6,507
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)	Base Cost	15.75	672	10,584
Storage area over garage	3.85	400	1,540	

County Multiplier = 1.38 =>                      Cost New =                      139,679

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      83,807  
 ECF (410- SAPPHIRE LAKE AREA)                      1.200 => TCV of Bldg: 1 =                      100,569

2017 Est. T.C.V. 009-590-021-00                      =                      154,233

Est. TCV/Total Floor Area = 94.51

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
86,100	86,100	86,100	72,823	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-9,000	0	655	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
77,100	77,100	77,100	73,478	73,478	0

009-590-022-00                      2017 Est. T.C.V.                      TRAYNOR DANIEL M & MICHELLE  
 Property Class: 401                                           1572 S SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Sub 580,590,700	50.00	100.00	1.0000	1.0000	900 100	45,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =						45,000

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	334	0	0
Shed: Metal Prefab	9.88	1.00	50	95	469
Shed: Wood Frame	13.08	1.00	50	95	621

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 =					3,466

Cost Est. for Res. Bldg: 1    Single Family    LOG                      Cls C-5    Blt 1944

(11) Heating System: Wall/Floor Furnace  
 Ground Area = Size for Rates = 783 SF    Floor Area = 979 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1.25 Story Pine Logs    Piers                      80.23    -14.37    0.00                      783    51,568

Other Additions/Adjustments                      Rate                      Size    Cost

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

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

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

(16) Porches  
 WGEP (1 Story), Standard                      30.83                      221    6,813  
 CGEP (1 Story), Standard                      109.29                      15    1,639

(16) Deck/Balcony  
 Treated Wood,Standard                      12.43                      36    447  
 Treated Wood,Standard                      8.82                      80    706

County Multiplier = 1.38    =>                      Cost New =    93,442

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =    56,065  
 ECF (410- SAPPHIRE LAKE AREA)                      1.200 => TCV of Bldg: 1 =    67,278

2017 Est. T.C.V. 009-590-022-00						=	115,744
Est. TCV/Total Floor Area = 118.23, Most recent sale 11/08/2006 for 220,000							
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
57,600	57,600	57,600	50,814	0.90			
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	300	0	457	0			
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
57,900	57,900	57,900	51,271	51,271	0		



009-590-023-00                      2017 Est. T.C.V.                      TRAYNOR DANIEL M & MICHELLE  
 Property Class: 401                      S SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 10K					10000	100		10,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								10,000

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls D    Blt 1955

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

Other Additions/Adjustments                      Rate                      Size    Cost

(17) Garages  
 Class:D Exterior: Pole Foundation: 18 Inch (Finished )  
 Base Cost                      13.24                      783    10,367  
 Mechanical Doors                      325.00                      2    650

County Multiplier = 1.38 =>                      Cost New =    15,203

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =    9,122  
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 =    8,940

2017 Est. T.C.V. 009-590-023-00                      =    18,940

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
9,400	9,400	9,400	5,617	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	100	0	0	50	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBI
9,500	9,500	9,500	5,667	5,667	0

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009-590-024-00	2017 Est. T.C.V.	NORMAN RANDY & CHRISTIE M
Property Class: 401		1562 S HILL ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Sub 580,590,700	50.00	100.00	1.0000	1.0000	900 100	45,000
50 Actual Front Feet, 0.12 Total Acres		Total Acres		Total Est. Land Value =		45,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.39	1.00	600	0	0
Dock: Light posts	18.00	1.00	320	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 1.25S Cls C+5 Blt 2007

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2100 SF Floor Area = 2445 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	72.39	0.00	0.00	1380	99,898
1	Story Siding	Overhang	34.89	0.00	0.00	720	25,121

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

(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	8.10	456	3,694
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(17) Garages

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

Base Cost	17.28	720	12,442
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 212,404

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 191,164

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	1000	11,450
County Multiplier = 1.38 =>		Cost New =	15,801
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	7,901

Total Depreciated Cost = 199,064

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 258,784

2017 Est. T.C.V. 009-590-024-00 = 306,159

Parcel Number: 009-590-024-00

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Est. TCV/Total Floor Area = 125.22, Most recent sale 07/01/2000 for 74,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
147,200	147,200	147,200	119,582	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,900	0	0	1,076	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
153,100	153,100	153,100	120,658	120,658	120,658	

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009-590-025-00	2017 Est. T.C.V.	ANGER JOHN E TRUSTEE
Property Class: 401		1552 S HILL ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH,LOTS 25 & 26		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Sub 580,590,700	100.00	100.00	0.8123	1.0000	900 100	73,103
100 Actual Front Feet, 0.23 Total Acres			Total Est. Land Value =		73,103	

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.75	1.00	80	94	808

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					1,758

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1056 SF Floor Area = 1500 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	74.80	-8.64	0.00	888	58,750
1	Story Siding	Crawl Space	58.72	-8.64	0.00	168	8,413

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

(17) Garages

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

Base Cost	17.76	896	15,913
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 131,371

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 105,097  
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 136,626

2017 Est. T.C.V. 009-590-025-00 = 211,487

Est. TCV/Total Floor Area = 140.99

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
111,100	111,100	111,100	88,073	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,400	0	0	792	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
105,700	105,700	105,700	88,865	88,865	0

009-590-027-00                      2017 Est. T.C.V.                      SHAW TIMOTHY J  
 Property Class: 402                      HILL ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-027-00 = 5,000

Est. TCV/Total Floor Area = 3.33, Most recent sale 05/21/2015 for 5,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	2,000	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	18	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	2,018	2,018	0	

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009-590-028-00                      2017 Est. T.C.V.                      ANGER JOHN E TRUSTEE  
 Property Class: 402                      HILL ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		LOTS 28 & 33		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> Bk Lot 580,590			5000	100		5,000
<Site Value A> Bk Lot 580,590			5000	100		5,000
100 Actual Front Feet, 0.23	Total Acres				Total Est. Land Value =	10,000

2017 Est. T.C.V. 009-590-028-00 = 10,000

Est. TCV/Total Floor Area = 6.67

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
4,000	4,000	4,000	1,870	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	16	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	1,886	1,886	0

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009-590-029-00	2017 Est. T.C.V.	HOTTENSTEIN KENNETH H
Property Class: 401		1550 S CHIPPEWA
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100	LOT 29	5,000
<Site Value A> Bk Lot 580,590					5000	100	LOT 30	5,000
<Site Value A> Bk Lot 580,590					5000	100	LOTS 31 &32	5,000
200 Actual Front Feet, 0.46 Total Acres								Total Est. Land Value = 15,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

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

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 = 1075 SF Floor Area = 1075 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.53	-8.60	0.00	1075	53,675

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WPP, Standard	17.04	60	1,022
WPP, Standard	17.04	60	1,022

(17) Garages

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

Base Cost	10.74	832	8,936
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 96,600

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 67,620  
ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 60,858

2017 Est. T.C.V. 009-590-029-00 = 76,048

Est. TCV/Total Floor Area = 70.74, Most recent sale 01/12/2005 for 58,247

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
39,300	39,300	39,300	35,713	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,300	0	321	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
38,000	38,000	38,000	36,034	36,034	36,034

009-590-034-00                      2017 Est. T.C.V.                      STANKOV MARY ETAL  
 Property Class: 401                                                                FIFTH ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	51.65	-10.09	0.66	768	32,425

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, 50 Feet                      1575.00                      1                      1,575

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

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(16) Porches  
 CSEP (1 Story), Standard                      33.28                      96                      3,195

(16) Deck/Balcony  
 Treated Wood, Standard                      7.70                      96                      739

County Multiplier = 1.38 =>                      Cost New =                      57,347

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      34,408  
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 =                      33,720

2017 Est. T.C.V. 009-590-034-00                      =                      39,441

Est. TCV/Total Floor Area = 51.36

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,100	19,100	19,100	15,964	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	0	143	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,700	19,700	19,700	16,107	16,107	0	



009-590-036-00                      2017 Est. T.C.V.                      TVORIK ROBERT  
 Property Class: 402                      S SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 10K					10000	100		10,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

2017 Est. T.C.V. 009-590-036-00                      =                      10,000

Est. TCV/Total Floor Area = 13.02

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	1,198	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	10	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	1,208	1,208	0	

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009-590-041-00	2017 Est. T.C.V.	CHASE DOUGLAS
Property Class: 401		1620 CHIPPEWA AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 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	500	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 1980

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1225 SF Floor Area = 1531 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Slab	66.25	-9.96	0.00	1225	68,955

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	10.00	120	1,200

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

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

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

County Multiplier = 1.38 => Cost New = 104,777

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 78,583  
ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 74,654

2017 Est. T.C.V. 009-590-041-00 = 80,604

Est. TCV/Total Floor Area = 52.65, Most recent sale 07/09/2015 for 50,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
37,600	37,600	37,600	33,083	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,700	0	0	297	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,300	40,300	40,300	33,380	33,380	0

009-590-042-00                      2017 Est. T.C.V.                      CHASE DOUGLAS  
 Property Class: 402                                                                FOURTH ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-042-00                      =                      5,000

Est. TCV/Total Floor Area = 3.27

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	2,000	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	18	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	2,018	2,018	0	

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009-590-043-00                      2017 Est. T.C.V.                      CHASE DOUGLAS  
 Property Class: 402                                                                FOURTH ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.23	1.00	255	94	1,972
Shed: Wood Frame	7.78	1.00	318	94	2,325
Total Estimated Land Improvements True Cash Value =					4,298

2017 Est. T.C.V. 009-590-043-00                      =                      9,298

Est. TCV/Total Floor Area = 6.07

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
4,100	4,100	4,100	4,100	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	500	0	0	36	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,600	4,600	4,600	4,136	4,136	0

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009-590-044-00                      2017 Est. T.C.V.                      KELLY WILLIAM G  
 Property Class: 402                                                                FOURTH ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 10K					10000	100		10,000
<Site Value A> Bk Lot 580,590					5000	25	1/2 LOT 44-WET	1,250
100 Actual Front Feet, 0.17 Total Acres                      Total Est. Land Value =								11,250

2017 Est. T.C.V. 009-590-044-00                      =                      11,250

Est. TCV/Total Floor Area = 7.35

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,500	5,500	5,500	1,335	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	0	12	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,600	5,600	5,600	1,347	1,347	0	

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009-590-046-00                      2017 Est. T.C.V.                      WOLFORD BEN W  
 Property Class: 401                                           1624 S SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 10K					10000	100		10,000
<Site Value A> Bk Lot 580,590					5000	25	1/2 LOT 44, WET	1,250
100 Actual Front Feet, 0.17 Total Acres                      Total Est. Land Value =								11,250

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls CD                      Blt 1992

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

Other Additions/Adjustments	Rate	Size	Cost
(16) Deck/Balcony			
Roof Cover Only,Standard	10.50	216	2,268
Roof Cover Only,Standard	8.25	501	4,133

(17) Garages  
 Class:CD    Exterior: Pole    Foundation: 42 Inch (Unfinished)  
 Base Cost                      10.46                      1200    12,552  
 Automatic Doors                      375.00                      1    375  
 Mechanical Doors                      350.00                      1    350

County Multiplier = 1.38    =>                      Cost New =    27,156

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =    21,725  
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 =    21,290

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2017 Est. T.C.V. 009-590-046-00							32,540
Est. TCV/Total Floor Area =	0.00						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
16,100	16,100	16,100	8,315	0.90			
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	200	0	74	0			
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
16,300	16,300	16,300	8,389	8,389	8,389		

009-590-047-00                      2017 Est. T.C.V.                      KISER JACK  
 Property Class: 401                      S SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 10K					10000	100		10,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	400	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls CD    Blt 1991

(11) Heating System: Wall/Floor Furnace

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

(15) Built-Ins & Fireplaces

Fireplace: Direct-Vented Gas	925.00	1	925
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(17) Garages

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

Base Cost	16.02	768	12,303
Mechanical Doors	350.00	1	350

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County Multiplier = 1.38 =>                      Cost New =                      18,738

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =                      14,991  
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 =                      14,691

2017 Est. T.C.V. 009-590-047-00                      =                      25,641

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,800	12,800	12,800	7,399	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	66	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,800	12,800	12,800	7,465	7,465	7,465	

009-590-048-00                      2017 Est. T.C.V.                      WILLIAMS JIMMY R & JUDY A  
 Property Class: 401                                           1646 SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 10K					10000	100		10,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

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

(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: 42 Inch (Unfinished)  
 Base Cost                      16.09                      832    13,387  
 Storage area over garage                      3.95                      554    2,188

County Multiplier = 1.38 =>                      Cost New =    21,494

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =    19,344  
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 =    18,957

2017 Est. T.C.V. 009-590-048-00                      =    28,957

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
14,400	14,400	14,400	10,600	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	100	0	0	85	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBI
14,500	14,500	14,500	10,695	10,695	0

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009-590-049-00                      2017 Est. T.C.V.                      YOUNGS DON R  
 Property Class: 401                      8229 W FOURTH ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 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	3.44	1.00	160	81	446
Total Estimated Land Improvements True Cash Value =					446

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls    C                      Blt 1990

(11) Heating System: Wall/Floor Furnace

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

Average Fixture(s)	760.00	1	760
Extra Sink	480.00	1	480

(14) Water/Sewer

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

(16) Deck/Balcony

Roof Cover Only, Standard	9,45	374	3,534
Roof Cover Only, Standard	8.20	581	4,764

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(17) Garages

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

Base Cost	14.91	720	10,735
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County Multiplier = 1.38 =>                      Cost New =                      33,307

Notes: HAS TOILET & SHOWER AND SINK BUT NOT STOVE @ 2015 INSTALL DATE ESTIMATED AS 2008 FROM ASSESSOR INSPECTION

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost =	29,977
ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 =		29,377

2017 Est. T.C.V. 009-590-049-00                      =                      34,823

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
16,300	16,300	16,300	14,499	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	130	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,400	17,400	17,400	14,629	14,629	0

009-590-050-00                      2017 Est. T.C.V.                      YOUNGS DON R  
 Property Class: 401                                           8211 W FOURTH ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.65	1.00	144	50	767
Total Estimated Land Improvements True Cash Value =					767

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls    C+5    Blt 2016

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 1330 SF    Floor Area = 1722 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	85.55	-9.52	-6.21	784	54,739
1	Story Siding	Crawl Space	67.17	-9.52	-4.15	546	29,211

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
2000 Gal Septic	5000.00	1	5,000

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(16) Porches

WCP (1 Story), Standard	32.28	72	2,324
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(17) Garages

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

Base Cost	17.19	728	12,514
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38 =>                      Cost New =                      149,003

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,    Depr.Cost =                      147,513  
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 =                      144,563  
 80 % Completed => Est. True Cash Value 2017 =                      115,650

2017 Est. T.C.V. 009-590-050-00                      =                      121,417

Est. TCV/Total Floor Area = 70.51

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2,300	2,300	2,300	1,508	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
57,700	700	0	57,700	13	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
60,700	60,700	60,700	59,221	59,221	0

009-590-051-00                      2017 Est. T.C.V.                      YOUNGS DON R  
 Property Class: 402                      W FOURTH ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-051-00                      =                      5,000

Est. TCV/Total Floor Area = 2.90

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	932	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	8	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	940	940	0	

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009-590-052-00                      2017 Est. T.C.V.                      YOUNGS DON R  
 Property Class: 402                      W FOURTH ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-052-00                      =                      5,000

Est. TCV/Total Floor Area = 2.90

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	932	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	8	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	940	940	0	

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009-590-053-00                      2017 Est. T.C.V.                      ARMSTRONG TIMOTHY D  
 Property Class: 402                                                                THIRD ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-053-00                      =                      5,000

Est. TCV/Total Floor Area = 2.90

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
2,000	2,000	2,000	932	0.90	0	500	0	8	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
2,500	2,500	2,500	940	940	0				

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009-590-054-00                      2017 Est. T.C.V.                      YOUNGS DON R  
 Property Class: 402                      W THIRD ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
<Site Value A> Bk Lot 580,590					5000	100		5,000
100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	10,000

2017 Est. T.C.V. 009-590-054-00	=	10,000			
Est. TCV/Total Floor Area = 5.81, Most recent sale 09/04/2015 for 6,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
4,000	4,000	4,000	4,000	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	36	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	4,036	4,036	0

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009-590-056-00                      2017 Est. T.C.V.                      YOUNGS DON R  
 Property Class: 402                      W THIRD ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-056-00                      =                      5,000

Est. TCV/Total Floor Area = 2.90

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	932	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	8	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	940	940	0	

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009-590-057-00                      2017 Est. T.C.V.                      MULLEN ERIN  
 Property Class: 401                      S SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 10K					10000	100		10,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								10,000

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls CD    Blt 1997

(11) Heating System: No Heating/Cooling

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

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

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

Base Cost	14.85	768	11,405
Automatic Doors	375.00	2	750

County Multiplier = 1.38 =>                      Cost New =    16,774

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =    14,258  
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 =    13,972

2017 Est. T.C.V. 009-590-057-00                      =    23,972

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/01/2001 for 159,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
11,900	11,900	11,900	8,591	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	100	0	0	77	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBI
12,000	12,000	12,000	8,668	8,668	0

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009-590-058-00                      2017 Est. T.C.V.                      HERRINGTON DOUGLAS A & LAUREL  
 Property Class: 402                      S SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 10K					10000	100		10,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

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

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

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      15.16                      946    14,341  
 Automatic Doors                      375.00                      1    375

County Multiplier = 1.38 => **Draft Record Card - Printed before March Board of Review**    Cost New = 16,997

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,    Depr.Cost = 16,827  
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 = 16,490

2017 Est. T.C.V. 009-590-058-00                      =    26,965

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,400	13,400	13,400	9,231	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	0	83	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,500	13,500	13,500	9,314	9,314	0	

009-590-060-00                      2017 Est. T.C.V.                      GLOVER WILLIAM III  
 Property Class: 401                                           1689 S SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 10K					10000	100	LOT 59	10,000
<Site Value A> Bk Lot 580,590					5000	100	LOT 60	5,000
<Site Value A> Bk Lot 580,590					5000	100	LOT 61	5,000
150 Actual Front Feet, 0.34 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	2.98	1.00	126	71	267
Shed: Wood Frame	10.42	1.00	49	71	363
Total Estimated Land Improvements True Cash Value =					630

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 648 SF    Floor Area = 648 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	54.53	-10.53	0.66	648	28,940

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CSEP (1 Story), Standard	25.99	168	4,366
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(17) Garages

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

Base Cost	9.73	936	9,107
Automatic Doors	350.00	2	700

County Multiplier = 1.42 =>                      Cost New =                      67,252

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      40,351  
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 =                      39,544

2017 Est. T.C.V. 009-590-060-00                      =                      60,174

Est. TCV/Total Floor Area = 92.86

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
28,800	28,800	28,800	22,474	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,300	0	202	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,100	30,100	30,100	22,676	22,676	22,676	

009-590-062-00                      2017 Est. T.C.V.                      ONAN PHILLIP D  
 Property Class: 402                                                                CHIPPEWA AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-062-00                      =                      5,000

Est. TCV/Total Floor Area = 7.72

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	932	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	8	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	940	940	0	

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009-590-063-00	2017 Est. T.C.V.	ST PIERRE DAVID L & LISA M
Property Class: 402		CHIPPEWA AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-063-00 = 5,000

Est. TCV/Total Floor Area = 7.72

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	932	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	8	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	940	940	0	

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009-590-064-00                      2017 Est. T.C.V.                      ST PIERRE DAVID L & LISA M  
 Property Class: 402                                                                CHIPPEWA AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-064-00 = 5,000

Est. TCV/Total Floor Area = 7.72, Most recent sale 11/05/2004 for 7,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	1,195	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	10	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	1,205	1,205	0	

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009-590-065-00                      2017 Est. T.C.V.                      BOUGHNER JOHN & CARON  
 Property Class: 401                                                                CHIPPEWA AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

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

(11) Heating System: No Heating/Cooling

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

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

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

Base Cost	9.71	1200	11,652
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 =>                      Cost New =    17,046

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =    14,489  
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 =    14,199

2017 Est. T.C.V. 009-590-065-00                      =    19,199

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/05/2011 for 15,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
9,000	9,000	9,000	8,267	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	74	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBI
9,600	9,600	9,600	8,341	8,341	0

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009-590-066-00                      2017 Est. T.C.V.                      SKUKALEK MIKE  
 Property Class: 402                                           SECOND ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-066-00                      =                      5,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/01/1998 for 11,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000		932	0.90	
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	1,568	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	940	2,500	0	

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009-590-067-00                      2017 Est. T.C.V.                      SKUKALEK MIKE  
 Property Class: 402                      SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-067-00                      =                      5,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/21/2016 for 14,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000		932	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	0	1,568	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	940	2,500	0	

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009-590-068-00	2017 Est. T.C.V.	PROMER JODY R & MARLENE K
Property Class: 402		S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-068-00 = 5,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
2,000	2,000	2,000	1,195	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	500	0	10	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,500	2,500	2,500	1,205	1,205	0

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009-590-069-00                      2017 Est. T.C.V.                      KERASTAS MICHAEL & ANNA MARIE  
 Property Class: 401                      SAPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 10K					10000	100		10,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls C    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: Siding Foundation: 18 Inch (Unfinished)

Base Cost	13.50	1500	20,250
Automatic Doors	375.00	1	375
Storage area over garage	3.95	1000	3,950

County Multiplier = 1.38 => Cost New = 33,914

Notes: GARAGE ONLY, NO PLUMBING

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,	Depr.Cost =	33,574
ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 =		32,903

2017 Est. T.C.V. 009-590-069-00                      =                      43,853

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	1,198	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
16,800	100	0	16,800	10	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,900	21,900	21,900	18,008	18,008	0	

009-590-070-00                      2017 Est. T.C.V.                      PROMER JODY R & MARLANE K  
 Property Class: 402                                           1718 S SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 10K					10000	100		10,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls    C                      Blt 2011

(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: 42 Inch (Unfinished)

Base Cost	15.07	957	14,422
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      20,385

Phy/Ab.Phy/Func/Econ/Comb.%Good = 86/100/100/100/96.0                      Depr. Cost = 19,570  
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 = 19,179

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2017 Est. T.C.V. 009-590-070-00                      =                      29,654

Est. TCV/Total Floor Area = 0.00, Most recent sale 11/17/2010 for 2,400

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,800	14,800	14,800	10,109	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	90	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,800	14,800	14,800	10,199	10,199	0	

009-590-071-00                      2017 Est. T.C.V.                      LOGUSZ ROMAN ETAL  
 Property Class: 402                                           109 SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 10K					10000	100		10,000
51 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	10,000

2017 Est. T.C.V. 009-590-071-00                      =                      10,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	1,067	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	9	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	1,076	1,076	0	

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009-590-072-00                      2017 Est. T.C.V.                      LOGUSZ ROMAN ETAL  
 Property Class: 401                      SAPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 10K					10000	100		10,000
51 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	10,000

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls CD    Blt 1992

(11) Heating System: No Heating/Cooling

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

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

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

Base Cost	9.71	1200	11,652
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 =>                      Cost New =    17,046

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =    13,637  
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 =    13,364

2017 Est. T.C.V. 009-590-072-00                      =    23,364

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
11,600	11,600	11,600	7,068	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	63	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBI
11,700	11,700	11,700	7,131	7,131	0

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009-590-073-00                      2017 Est. T.C.V.                      KAMMER DANIEL J JR  
 Property Class: 401                                           109 SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
51 Actual Front Feet, 0.09 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	153	56	255
Total Estimated Land Improvements True Cash Value =					255

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 584 SF    Floor Area = 584 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Crawl Space	58.10	-9.75	-1.89	584	27,133

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

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County Multiplier = 1.38 =>                      Cost New =                      47,513

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =                      26,132  
 ECF (409 - RURAL SUBS)                      0.850 => TCV of Bldg: 1 =                      22,212

2017 Est. T.C.V. 009-590-073-00                      =                      27,467  
 Est. TCV/Total Floor Area = 47.03

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,800	13,800	13,800	12,508	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-100	0	0	112	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,700	13,700	13,700	12,620	12,620	0	

009-590-074-00                      2017 Est. T.C.V.                      ST PIERRE KEVIN J  
 Property Class: 402                                           SECOND ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-074-00                      =                      5,000

Est. TCV/Total Floor Area = 8.56, Most recent sale 03/01/2000 for 5,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000		932	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	0	8	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	940	940	0	

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009-590-075-00                      2017 Est. T.C.V.                      ST PIERRE KEVIN J  
 Property Class: 402                                           SECOND ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-075-00                      =                      5,000

Est. TCV/Total Floor Area = 8.56, Most recent sale 03/01/2000 for 3,450

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000		932	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	0	8	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	940	940	0	

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009-590-076-00                      2017 Est. T.C.V.                      ST PIERRE BRIAN & JOANN  
 Property Class: 402                      SECOND ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-076-00                      =                      5,000

Est. TCV/Total Floor Area = 8.56, Most recent sale 03/01/1995 for 1,400

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000		932	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	8	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	940	940	0	

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009-590-077-00                      2017 Est. T.C.V.                      ST PIERRE BRIAN & JOANN  
 Property Class: 402                      SECOND ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-077-00                      =                      5,000

Est. TCV/Total Floor Area = 8.56

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	932	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	8	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	940	940	0	

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009-590-078-00                      2017 Est. T.C.V.                      VORPAGEL KEVIN D  
 Property Class: 401                                           8210 W FIRST ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

\* Factors \*                      LOT 78 & 79

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
<Site Value A> Bk Lot 580,590					5000	100		5,000
100 Actual Front Feet, 0.23 Total Acres                      Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	800	94	3,166
Shed: Wood Frame	9.69	1.00	200	50	969

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 =					5,075

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

(11) Heating System: Forced Hot Water

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	Basement	91.76	0.00	1.66	720	67,262

Other Additions/Adjustments                      Rate                      Size                      Cost

(9) Basement Finish

Basement Recreation Finish	11.45	500	5,725
Walk out Basement Door(s)	775.00	1	775

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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	25.68	126	3,236
WPP, Standard	22.13	40	885

(17) Garages

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

Base Cost	18.40	624	11,482
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =                      136,036

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =                      108,829  
 ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 =                      103,387

2017 Est. T.C.V. 009-590-078-00                      =                      118,462

Est. TCV/Total Floor Area = 109.69, Most recent sale 12/18/2015 for 111,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,200	55,200	55,200	55,200	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,000	0	0	496	0	0

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Parcel Number: 009-590-078-00

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
59,200	59,200	59,200	55,696	55,696	55,696

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009-590-080-00                      2017 Est. T.C.V.                      OLIVER TERRY L  
 Property Class: 402                      FIRST ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-080-00                      =                      5,000

Est. TCV/Total Floor Area = 4.63

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	932	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	8	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	940	940	940	

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009-590-081-00                      2017 Est. T.C.V.                      BUTZIN GERALD & CYNTHIA ANN  
 Property Class: 402                      FIRST ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-081-00                      =                      5,000

Est. TCV/Total Floor Area = 4.63, Most recent sale 09/01/2001 for 82,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,000	2,000	2,000		932	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	500	0	8	0			
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
2,500	2,500	2,500	940	940	940		

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009-590-082-00                      2017 Est. T.C.V.                      BUTZIN GERALD & CYNTHIA ANN  
 Property Class: 401                      8240 W FIRST ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.07	1.00	80	94	908
Shed: Wood Frame	12.07	1.00	80	94	908
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					2,766

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

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	60.66	-10.25	1.92	960	50,237
1	Story Siding	Basement	60.66	0.00	1.92	960	60,077

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	25.25	144	3,636
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(17) Garages

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

Base Cost	14.55	1104	16,063
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38 =>                      Cost New =                      193,200

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =                      164,220  
 ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 =                      156,009

2017 Est. T.C.V. 009-590-082-00                      =                      163,775  
 Est. TCV/Total Floor Area = 85.30

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
76,700	76,700	76,700	66,135	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,200	0	0	595	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
81,900	81,900	81,900	66,730	66,730	66,730

009-590-083-00                      2017 Est. T.C.V.                      RITCHIE J C & GILLESPIE M J JT LE &  
 Property Class: 401                      1750 S SAPPHIRE ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 10K					10000	100		10,000
51 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								10,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	20	71	45
Total Estimated Land Improvements True Cash Value =					45

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

County Multiplier = 1.38 =>                      Cost New =                      13,206

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      7,924  
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 =                      7,765

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2017 Est. T.C.V. 009-590-083-00						17,810
Est. TCV/Total Floor Area =	0.00					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,900	8,900	8,900	4,599	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	41	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,900	8,900	8,900	4,640	4,640	0	



009-590-084-00                      2017 Est. T.C.V.                      STAFFORD CHARLES E ETAL  
 Property Class: 401                      W FIRST ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 10K					10000	100		10,000
51 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	10,000

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls C    Blt 2000

(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	10.13	1200	12,156
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 =>                      Cost New =    17,741

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =    15,967  
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 =    15,648

2017 Est. T.C.V. 009-590-084-00                      =    25,648

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
12,800	12,800	12,800	8,267	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	74	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBI
12,800	12,800	12,800	8,341	8,341	0

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009-590-085-00                      2017 Est. T.C.V.                      CARLSON SARA L LE  
 Property Class: 402                      FIRST ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 10K					10000	100		10,000
51 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	10,000

2017 Est. T.C.V. 009-590-085-00                      =                      10,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	1,198	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	10	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	1,208	1,208	0	

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009-590-086-00                      2017 Est. T.C.V.                      CARLSON SARA L LE  
 Property Class: 402                                                                SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 10K					10000	100		10,000
51 Actual Front Feet, 0.11 Total Acres					Total Est.	Land Value =		10,000

2017 Est. T.C.V. 009-590-086-00                      =                      10,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
5,000	5,000	5,000	1,198	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	10	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	1,208	1,208	0

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009-590-087-00                      2017 Est. T.C.V.                      BECK JOHN M & MARY LOU  
 Property Class: 402                                           W FIRST ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-087-00                      =                      5,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	932	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	8	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	940	940	0	

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009-590-088-00	2017 Est. T.C.V.	LILEY WALLACE A & TIMOTHY W
Property Class: 402		W FIRST ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-088-00 = 5,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
2,000	2,000	2,000	932	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	500	0	8	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,500	2,500	2,500	940	940	0

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009-590-089-00                      2017 Est. T.C.V.                      LAWTON MARCIA J  
 Property Class: 402                      W FIRST ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
60 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-089-00 = 5,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/01/1998 for 44,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	1,335	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	12	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	1,347	1,347	1,347	

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009-590-090-00                      2017 Est. T.C.V.                      LAWTON   MARCIA JEAN  
Property Class: 401                         8221 W FIRST ST  
Map #:                                      LAKE TOWNSHIP                                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot	580,590				5000	100		5,000
<Site Value A> Bk Lot	580,590				5000	100		5,000
90 Actual Front Feet, 0.21 Total Acres					Total Est. Land Value =			10,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	7.19	1.00	140	94	947
Shed: Wood Frame	9.59	1.00	80	94	721
Total Estimated Land Improvements True Cash Value =					1,668

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 567 SF    Floor Area = 567 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.23	-9.83	-0.78	567	25,867

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

WGEP (1 Story), Standard	79.17	24	1,900
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(16) Deck/Balcony

Treated Wood, Standard	6.85	150	1,028
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County Multiplier = 1.38 =>                      Cost New =                      46,770

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      28,062  
ECF (409 - RURAL SUBS)                      0.850 => TCV of Bldg: 1 =                      23,853

2017 Est. T.C.V. 009-590-090-00                      =                      35,521

Est. TCV/Total Floor Area = 62.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
17,400	17,400	17,400	14,523	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	130	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,800	17,800	17,800	14,653	14,653	14,653

009-590-092-00                      2017 Est. T.C.V.                      LAWTON MARCIA J  
 Property Class: 402                                           W FIRST ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-092-00                      =                      5,000

Est. TCV/Total Floor Area = 8.82

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	932	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	8	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	940	940	940	

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