

009-600-095-00 2017 Est. T.C.V. RACINE JAMES T & DAWN L
 Property Class: 402 SIXTH 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. 009-600-095-00 = 5,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/01/1997 for 110,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	3,000	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-500	0	-500	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	3,027	2,500	0	

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009-600-096-00 2017 Est. T.C.V. RACINE JAMES T & DAWN L
 Property Class: 402 SIXTH 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. 009-600-096-00 = 5,000

Est. TCV/Total Floor Area = 0.00

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

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

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,500	2,500	2,500	3,027	2,500	0

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009-600-097-00 2017 Est. T.C.V. RACINE JAMES T & DAWN L
 Property Class: 402 8251 W SAPPHIRE AVE
 Map #: LAKE TOWNSHIP ,

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. 009-600-097-00 = 5,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	3,000	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	-500	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	3,027	2,500	0	

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009-600-098-00 2017 Est. T.C.V. RACINE JAMES T & DAWN L
 Property Class: 401 8251 W 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
Sub 600 Plat 2	80.00	121.00	0.8286	1.0000	900	100		59,660
80 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								59,660

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	288	45	415
Total Estimated Land Improvements True Cash Value =					415

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Crawl Space	63.10	-9.25	0.00	816	43,942

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

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(16) Porches

CGEP (1 Story), Standard	34.65	160	5,544
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(16) Deck/Balcony

Treated Wood, Standard	7.27	144	1,047
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(17) Garages

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

Base Cost	18.20	480	8,736
Mechanical Doors	350.00	2	700

County Multiplier = 1.42 => Cost New = 96,650

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 62,823
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 81,669

2017 Est. T.C.V. 009-600-098-00 = 141,744
 Est. TCV/Total Floor Area = 173.71, Most recent sale 08/03/2007 for 230,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,900	69,900	69,900	63,362	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	570	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
70,900	70,900	70,900	63,932	63,932	0

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009-600-100-00 2017 Est. T.C.V. SWICK PAUL S
 Property Class: 401 8271 W 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
Sub 600 Plat 2	50.00	134.00	1.0000	1.0000	900	100		45,000
50 Actual Front Feet, 0.15 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	8.63	1.00	200	94	1,622
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 =					2,572

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

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 576 SF Floor Area = 576 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	67.77	-14.71	0.97	576	31,121

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	30.65	80	2,452
WGEP (1 Story), Standard	25.69	336	8,632
WPP, Standard	9.02	288	2,598

County Multiplier = 1.38 => Cost New = 71,136

Notes: VERTICAL LOG

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 39,125
 ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 46,950

2017 Est. T.C.V. 009-600-100-00 = 94,522

Est. TCV/Total Floor Area = 164.10, Most recent sale 09/29/2014 for 106,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
47,100	47,100	47,100	46,940	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	360	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
47,300	47,300	47,300	47,362	47,300	47,300

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009-600-101-00 2017 Est. T.C.V. FRANCISCO TAMMY & KIRK
 Property Class: 401 8281 W 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
Sub 600 Plat 2	50.00	120.00	1.0000	1.0000	900	100		45,000
50 Actual Front Feet, 0.14 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	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

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

(11) Heating System: Forced Hot Water

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	67.11	0.00	1.11	1008	68,766

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	11.45	1008	11,542
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

Average Fixture(s)	760.00	1	760
2 Fixture Bath	1,600.00	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
Fireplace: Exterior 2 Story	4650.00	1	4,650

(16) Porches

CCP (1 Story), Standard	32.45	75	2,434
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(16) Deck/Balcony

Treated Wood,Standard	7.34	168	1,233
Treated Wood,Standard	6.71	280	1,879

(17) Garages

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

Base Cost	14.67	864	12,675
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 154,098

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 100,163
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 130,212

2017 Est. T.C.V. 009-600-101-00 = 176,162

Est. TCV/Total Floor Area = 174.76, Most recent sale 07/15/2015 for 185,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
85,100	85,100	85,100	85,100	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	765	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-600-101-00

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88,100	88,100	88,100	85,865	85,865	85,865
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009-600-102-00	2017 Est. T.C.V.	LECHNER SEAN P
Property Class: 401		8291 W 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
Sub 600 Plat 2	65.00	107.00	0.9004	1.0000	900	100		52,672
65 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								52,672

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	388	71	882
Total Estimated Land Improvements True Cash Value =					882

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1975

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	60.17	0.00	0.00	936	56,319

Other Additions/Adjustments Rate Size Cost

(1) Exterior							
Brick Veneer			8.00			144	1,152
Walk out Basement Door(s)			700.00			1	700

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

(14) Water/Sewer							
Public Sewer			1,025.00			1	1,025
Well, 50 Feet			1,575.00			1	1,575

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

(16) Porches							
WCP (1 Story), Standard			28.87			90	2,598
WGEP (1 Story), Standard			28.69			240	6,886

(16) Deck/Balcony							
Treated Wood, Standard			6.96			174	1,211

(17) Garages							
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)							
Base Cost			15.30			720	11,016
Mechanical Doors			350.00			2	700

County Multiplier = 1.38 => Cost New = 122,374

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 79,543

Separately Depreciated Items:

(9) Basement Finish							
Basement Recreation Finish			11.25			450	5,063
County Multiplier = 1.38 =>							Cost New = 6,986
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,							Depr.Cost = 3,493

Total Depreciated Cost = 83,036

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 107,947

2017 Est. T.C.V. 009-600-102-00 = 161,501

Parcel Number: 009-600-102-00

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Est. TCV/Total Floor Area = 172.54, Most recent sale 09/06/2013 for 138,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
78,300	78,300	78,300	72,147	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,500	0	0	649	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,800	80,800	80,800	72,796	72,796		0

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009-600-103-00	2017 Est. T.C.V.	FARMER PHILLIP C & STEVE
Property Class: 401		8303 W 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
Sub 600 Plat 2	65.00	146.76	0.9004	1.0000	900	100		52,672
65 Actual Front Feet, 0.22 Total Acres								Total Est. Land Value = 52,672

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.53	1.00	96	94	1,041
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 =					3,466

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+10 Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1426 SF Floor Area = 1426 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	69.58	-9.79	0.00	1426	85,261

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	7.10	825	5,858
WPP, Standard	16.32	73	1,191

(16) Deck/Balcony

Treated Wood, Standard	9.31	68	633
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(17) Garages

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

Base Cost	17.47	704	12,299
Mechanical Doors	350.00	1	350
Storage area over garage	3.95	480	1,896

County Multiplier = 1.38 => Cost New = 159,113

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 127,290

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 165,478

2017 Est. T.C.V. 009-600-103-00 = 221,616

Est. TCV/Total Floor Area = 155.41, Most recent sale 01/20/2012 for 140,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
107,000	107,000	107,000	91,289	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,800	0	0	821	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
110,800	110,800	110,800	92,110	92,110	0

009-600-104-00	2017 Est. T.C.V.	CAVANAUGH WM J LIFE ESTATE
Property Class: 401		8313 W 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
Sub 600 Plat 2	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	1200	0	0
Shed: Wood Frame	11.06	1.00	120	95	1,261
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 =					3,636

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 848 SF Floor Area = 848 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	69.48	-10.22	0.00	656	38,875
1	Story Siding	Basement	69.48	0.00	0.00	192	13,340

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

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

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

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

County Multiplier = 1.38 => Cost New = 87,494

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 52,497
ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 62,996

2017 Est. T.C.V. 009-600-104-00	=	111,632			
Est. TCV/Total Floor Area = 131.64					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
55,600	55,600	55,600	46,933	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	422	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
55,800	55,800	55,800	47,355	47,355	47,355

009-600-105-00 2017 Est. T.C.V. SAPPHIRE HOLDING CO LLC
 Property Class: 401 8323 W 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
Sub 600 Plat 2	50.00	213.44	1.0000	1.0000	900	100		45,000
50 Actual Front Feet, 0.25 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	500	0	0
Shed: Wood Frame	11.06	1.00	120	95	1,261
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 =					3,636

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 776 SF Floor Area = 776 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	70.91	0.00	0.00	204	14,466
1	Story Siding	Crawl Space	70.91	-10.46	0.00	572	34,577

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

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

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

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

County Multiplier = 1.38 => Cost New = 81,565

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 48,939
 ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 58,727

2017 Est. T.C.V. 009-600-105-00 = 107,363

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
53,500	53,500	53,500	49,179	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	442	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
53,700	53,700	53,700	49,621	49,621	0

009-600-106-00 2017 Est. T.C.V. THOENES PROPERTIES LLC
 Property Class: 402 W 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
Sub 600 Plat 2	65.00	153.47	0.9004	1.0000	900	100		52,672
65 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								52,672

2017 Est. T.C.V. 009-600-106-00 = 52,672

Est. TCV/Total Floor Area = 67.88, Most recent sale 10/01/1996 for 33,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
26,300	26,300	26,300	23,717	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	213	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
26,300	26,300	26,300	23,930	23,930	0

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009-600-107-00	2017 Est. T.C.V.	BRANDON CYNTHIA J TRUSTEE OF THE
Property Class: 402		W 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
Sub 600 Plat 2	65.00	100.00	0.9004	1.0000	900	100		52,672
65 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	52,672

2017 Est. T.C.V. 009-600-107-00 = 52,672

Est. TCV/Total Floor Area = 67.88, Most recent sale 08/01/1998 for 26,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
26,300	26,300	26,300	26,300	0.90

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

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
26,300	26,300	26,300	26,536	26,300	0

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009-600-108-00 2017 Est. T.C.V. ROSS TERESA M
 Property Class: 401 8365 W 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
Sub 600 Plat 2	100.00	100.00	0.7579	1.0000	900	100		68,207
100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								68,207

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	80	0	0
Shed: Wood Frame	12.07	1.00	80	50	483
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					958

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C-5 Blt 1959

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 768 SF Floor Area = 1131 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	85.90	0.00	0.00	726	62,363
1	Story Siding	Overhang	41.18	0.00	0.00	42	1,730

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	11.45	384	4,397
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, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CPP, Standard	22.26	42	935
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(16) Deck/Balcony

Treated Wood, Standard	6.85	240	1,644
Treated Wood, Standard	7.53	144	1,084

County Multiplier = 1.38 => Cost New = 111,421

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 72,424
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 94,151

2017 Est. T.C.V. 009-600-108-00 = 163,316

Est. TCV/Total Floor Area = 144.40, Most recent sale 10/01/2002 for 150,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
79,500	79,500	79,500	70,611	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,200	0	0	635	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
81,700	81,700	81,700	71,246	71,246	0

009-600-110-00 2017 Est. T.C.V. KOLLAR DORIS V & KOLLAR DANIEL F &
 Property Class: 401 8375 W 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
Sub 600 Plat 2	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

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls CD Blt 1971

(11) Heating System: Electric Baseboard

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	89.87	0.00	-0.38	768	68,728

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	11.25	500	5,625
Walk out Basement Door(s)	700.00	1	700

(13) Plumbing

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

(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 2 Story	4150.00	1	4,150

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(16) Deck/Balcony

Treated Wood,Standard	7.02	168	1,179
Treated Wood,Standard	16.26	20	325

County Multiplier = 1.38 => Cost New = 119,615

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 77,750
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 101,075

2017 Est. T.C.V. 009-600-110-00 = 146,075

Est. TCV/Total Floor Area = 108.69

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
70,700	70,700	70,700	50,889	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	0	458	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
73,000	73,000	73,000	51,347	51,347	51,347	

009-600-111-00 2017 Est. T.C.V. NELSON FAMILY REVOCABLE TRUST
 Property Class: 402 W 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 C> GROUP C 10K					10000	100		10,000
100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								20,000

2017 Est. T.C.V. 009-600-111-00 = 20,000

Est. TCV/Total Floor Area = 14.88

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,000	10,000	10,000	2,877	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	25	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,000	10,000	10,000	2,902	2,902	0	

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009-600-113-00	2017 Est. T.C.V.	NELSON FAMILY REVOCABLE TRUST
Property Class: 401		8407 W 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
GROUP I \$500	61.00	100.00	0.9328	1.0000	500	100		28,449
61 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								28,449

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	211	94	591
Shed: Metal Prefab	6.69	1.00	211	50	705
Total Estimated Land Improvements True Cash Value =					1,296

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 714 SF Floor Area = 714 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	52.65	-9.23	0.66	714	31,473

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

(16) Porches
CGEP (1 Story), Standard 43.25 90 3,893

County Multiplier = 1.38 => Cost New = 54,665

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 32,799
ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 39,359

2017 Est. T.C.V. 009-600-113-00 = 69,104
Est. TCV/Total Floor Area = 96.78, Most recent sale 05/01/1998 for 53,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,700	34,700	34,700	34,700	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-100	0	-100	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,600	34,600	34,600	35,012	34,600	0	

009-600-114-00	2017 Est. T.C.V.	WILSON ROBERT J & AUDREY
Property Class: 402		W 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
GROUP I \$500	60.00	100.00	0.9382	1.0000	500	100		28,145
60 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	28,145

2017 Est. T.C.V. 009-600-114-00	=	28,145			
Est. TCV/Total Floor Area = 39.42					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
14,300	14,300	14,300	14,300	0.90	
2017 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	-200	0	0	-200	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,100	14,100	14,100	14,428	14,100	14,100

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009-600-115-00	2017 Est. T.C.V.	WILSON ROBERT J & AUDREY M
Property Class: 401		8427 W 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
Sub 600 Plat 2	79.00	100.00	0.8328	1.0000	900	100		59,212
79 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								59,212

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	1400	0	0
Shed: Wood Frame	9.83	1.00	121	50	595

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 =					2,970

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1970

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 958 SF Floor Area = 1294 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	76.32	-8.86	0.00	672	45,333
1	Story Siding	Crawl Space	59.88	-8.86	0.00	286	14,592

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Exterior 2 Story	4150.00	1	4,150
Fireplace: Wood Stove	1125.00	1	1,125

(16) Porches

WGEP (1 Story), Standard	25.97	324	8,414
WCP (1 Story), Standard	32.40	65	2,106
WPP, Standard	10.73	181	1,942

(17) Garages

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

Base Cost	16.77	704	11,806
Mechanical Doors	350.00	2	700
Storage area over garage	3.85	470	1,810

County Multiplier = 1.38 => Cost New = 136,514

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 95,559

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 124,227

2017 Est. T.C.V. 009-600-115-00 = 186,409

Est. TCV/Total Floor Area = 144.06

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
90,400	90,400	90,400	62,954	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,800	0	566	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
93,200	93,200	93,200	63,520	63,520	63,520	

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009-600-116-00	2017 Est. T.C.V.	GARTEE DENNIS R
Property Class: 401		8449 W 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
Sub 600 Plat 2	130.00	100.00	0.6824	1.0000	900	100		79,836
130 Actual Front Feet, 0.30 Total Acres							Total Est. Land Value =	79,836

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	1460	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	64.63	-11.24	0.00	336	17,939
1	Story Siding	Basement	64.63	0.00	0.00	912	58,943

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Living Finish	17.25	624	10,764
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	19.60	552	10,819
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.93	896	8,897
Mechanical Doors	325.00	2	650

County Multiplier = 1.38 => Cost New = 163,874

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 106,518

Separately Depreciated Items:

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)	3.97	80	318
County Multiplier = 1.38 =>			Cost New = 438
Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/100/100/100/72.0,			Depr.Cost = 316

Total Depreciated Cost = 106,833
ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 138,884

Parcel Number: 009-600-116-00

Page: 2

2017 Est. T.C.V. 009-600-116-00			=	221,095		
Est. TCV/Total Floor Area = 177.16						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
107,400	107,400	107,400	91,249	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,100	0	0	821	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
110,500	110,500	110,500	92,070	92,070	92,070	

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009-600-118-00	2017 Est. T.C.V.	WAALKES THOMAS J TRUST &
Property Class: 401		8459 W 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
Sub 600 Plat 2	50.00	101.00	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	288	0	0
Fencing: Wd, Split, 2 Rail	8.01	1.00	40	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+10 Blt 1958

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1296 SF Floor Area = 1296 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Slab 70.63 -12.28 0.00 1296 75,622

Other Additions/Adjustments

	Rate	Size	Cost
(1) Exterior Stone Veneer	10.25	20	205

(13) Plumbing

Average Fixture(s)	Rate	Size	Cost
3 Fixture Bath	760.00 2400.00	1 1	760 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: Interior 1 Story	3250.00	1	3,250

(16) Deck/Balcony

Treated Wood,Standard	7.25	180	1,305
Treated Wood,Standard	9.11	72	656
Treated Wood,Standard	6.69	286	1,913

(16) Breezeways

Frame Wall,Finished	27.75	42	1,166
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(17) Garages

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

Base Cost	23.28	384	8,940
Mechanical Doors	350.00	2	700

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

Base Cost	25.04	286	7,161
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 150,529

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 97,844
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 127,197

2017 Est. T.C.V. 009-600-118-00 = 174,572
 Est. TCV/Total Floor Area = 134.70, Most recent sale 09/01/1995 for 136,000

Parcel Number: 009-600-118-00

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2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
84,400	84,400	84,400	70,299	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	0	632	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
87,300	87,300	87,300	70,931	70,931	70,931	

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009-600-119-00	2017 Est. T.C.V.	WAALKES THOMAS J TRUST &
Property Class: 402		W 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
Sub 600 Plat 2	20.00	101.00	1.4427	1.0000	900	100		25,969
20 Actual Front Feet, 0.05	Total Acres		Total Est. Land Value =					25,969

2017 Est. T.C.V. 009-600-119-00	=	25,969			
Est. TCV/Total Floor Area = 20.04					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
13,000	13,000	13,000	5,923	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	53	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
13,000	13,000	13,000	5,976	5,976	5,976

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009-600-120-00	2017 Est. T.C.V.	MONRO JOHN A & DIANA K
Property Class: 401		8479 W 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
Sub 600 Plat 2	45.00	100.00	1.0430	1.0000	900	100		42,243
45 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	42,243

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	184	0	0
Shed: Metal Prefab	8.78	1.00	63	66	365

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 =					840

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1024 SF Floor Area = 1024 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	59.99	-10.40	-2.85	1024	47,862

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

CGEP (1 Story), Standard	28.80	256	7,373
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County Multiplier = 1.42 => Cost New = 85,029

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 55,269
ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 71,849

2017 Est. T.C.V. 009-600-120-00 = 114,932

Est. TCV/Total Floor Area = 112.24

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
55,600	55,600	55,600	44,726	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	402	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
57,500	57,500	57,500	45,128	45,128	45,128

009-600-121-00 2017 Est. T.C.V. DODD GEORGE G
 Property Class: 401 8489 W 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
Sub 600 Plat 2	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: Crushed Rock	1.22	1.00	480	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1160 SF Floor Area = 1608 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	57.68	-10.09	0.00	712	33,884
2	Story Siding	Crawl Space	90.45	-8.43	0.00	448	36,745

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	29.46	20	589
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(17) Garages

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

Base Cost	25.95	180	4,671
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 118,348

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 82,843

Separately Depreciated Items:

Square footage # 2 is depreciated at 90 %Good...	Base Cost Was =	36,745
County Multiplier = 1.38 =>	Cost New =	50,708
Phy/Ab.+hy/Func/Econ/Comb.%Good= 20/100/100/100/20.0,	Depr.Cost =	10,142
ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 =		120,881

2017 Est. T.C.V. 009-600-121-00 = 166,356

Est. TCV/Total Floor Area = 103.46	
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.	
80,400 80,400 80,400 59,532 0.90	
2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses	
0 2,800 0 0 535 0	
2017 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT	

Parcel Number: 009-600-121-00

Page: 2

83,200	83,200	83,200	60,067	60,067	0
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009-600-122-00	2017 Est. T.C.V.	SPIKER ELDORA M
Property Class: 401		8499 W 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
Sub 600 Plat 2	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
Fencing: Wire Mesh, #9	1.87	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 1S Cls CD Blt 1958

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 976 SF Floor Area = 976 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.64	-8.82	0.00	976	49,600

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) Deck/Balcony

Treated Wood,Standard	5.96	520	3,099
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County Multiplier = 1.38 => Cost New = 83,896

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 54,533
ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 70,892

2017 Est. T.C.V. 009-600-122-00 = 116,842

Est. TCV/Total Floor Area = 119.72

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
56,800	56,800	56,800	35,568	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,600	0	0	320	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,400	58,400	58,400	35,888	35,888	35,888	

009-600-123-00	2017 Est. T.C.V.	NORMAN GLORIA J TRUSTEE
Property Class: 401		8519 W 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
Sub 600 Plat 2	111.00	100.00	0.7269	1.0000	900	100		72,615
111 Actual Front Feet, 0.26 Total Acres				Total Acres	Total Est. Land Value =			72,615

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
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 1958

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 588 SF Floor Area = 588 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Pine Logs	Slab	71.39	-10.79	-0.78	588	35,174

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 31.60 180 5,688

(16) Deck/Balcony

Treated Wood, Standard 8.08 80 646

County Multiplier = 1.38 => Cost New = 67,352

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 40,411
ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 48,493

2017 Est. T.C.V. 009-600-123-00 = 121,635

Est. TCV/Total Floor Area = 206.86

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
60,600	60,600	60,600	48,089	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	432	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
60,800	60,800	60,800	48,521	48,521	0

009-600-125-00	2017 Est. T.C.V.	VANDERVEEN RUSSELL
Property Class: 401		8529 W 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
Sub 600 Plat 2	55.00	100.00	0.9626	1.0000	900	100		47,648
55 Actual Front Feet, 0.13 Total Acres			Total Acres		Total Est. Land Value =			47,648

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1973

(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	79.99	0.00	-0.32	780	62,143

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

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WGEP (1 Story), Standard	51.96	60	3,118
WGEP (1 Story), Standard	30.26	208	6,294

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(16) Deck/Balcony

Treated Wood, Standard	6.65	224	1,490
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County Multiplier = 1.38 => Cost New = 112,938

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 73,409
ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 95,432

2017 Est. T.C.V. 009-600-125-00 = 143,080

Est. TCV/Total Floor Area = 122.29

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
69,400	69,400	69,400	57,979	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,100	0	521	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
71,500	71,500	71,500	58,500	58,500	0	

009-600-126-00 2017 Est. T.C.V. HEINRITZ CHERYL M ETAL
 Property Class: 401 8539 W 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
Sub 600 Plat 2	55.00	100.00	0.9626	1.0000	900	100		47,648
55 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								47,648

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	75	0	0
Shed: Wood Frame	8.79	1.00	120	50	527
Shed: Wood Frame	10.66	1.00	20	50	107
Total Estimated Land Improvements True Cash Value =					634

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 704 SF Floor Area = 704 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	52.84	-10.31	0.48	704	30,279

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
Fireplace: Wood Stove	950.00	1	950

(16) Porches

CGEP (1 Story), Standard	27.08	270	7,312
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(16) Deck/Balcony

Treated Wood, Standard	6.22	260	1,617
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County Multiplier = 1.38 => Cost New = 62,452

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 40,594
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 52,772

2017 Est. T.C.V. 009-600-126-00 = 101,054

Est. TCV/Total Floor Area = 143.54

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
49,300	49,300	49,300	42,552	0.90	0	0	0	382	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
50,500	50,500	50,500	42,934	42,934	0				

009-600-127-00	2017 Est. T.C.V.	RYAN STEVEN R & CHERYL L NORTHROP
Property Class: 401		8545 W 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
Sub 600 Plat 2	55.00	107.00	0.9626	1.0000	900	100		47,648
55 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								47,648

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.24	1.00	240	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C Blt 1994

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1092 SF Floor Area = 1638 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Cedar Logs	Basement	93.84	0.00	0.00	1092	102,473

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

(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	7.58	528	4,002
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County Multiplier = 1.38 => Cost New = 157,027

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 125,621
 ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV of Bldg: 1 = 157,027

2017 Est. T.C.V. 009-600-127-00 = 205,150

Est. TCV/Total Floor Area = 125.24

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,900	98,900	98,900	73,716	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,700	0	0	663	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
102,600	102,600	102,600	74,379	74,379	74,379	

009-600-128-00 2017 Est. T.C.V. BARASA PATRICK D
 Property Class: 401 8561 W 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
Sub 600 Plat 2	50.84	107.00	0.9934	1.0000	900	100		45,452
51 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								45,452

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	810	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 Blt 1970

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 950 SF Floor Area = 1334 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	86.45	0.00	0.00	768	66,394
1	Story Siding	Slab	67.92	-11.93	0.00	182	10,190

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, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.85	240	1,644
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(17) Garages

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

Base Cost	15.47	768	11,881
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 141,168

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 91,759

Separately Depreciated Items:

Square footage # 2 is depreciated at 72 %Good... Base Cost Was = 10,190
 County Multiplier = 1.38 => Cost New = 14,062
 Phy/Ab.+hy/Func/Econ/Comb.%Good= 7/100/100/100/7.0, Depr.Cost = 984

(9) Basement Finish

Basement Recreation Finish	11.45	950	10,878
County Multiplier = 1.38 =>		Cost New =	15,011
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	7,505

(16) Deck/Balcony

Treated Wood,Standard	8.14	108	879
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Parcel Number: 009-600-128-00 Page: 2

County Multiplier = 1.38 =>	Cost New =	1,213
Phy/Ab.Phy/Func/Econ/Comb.%Good= 83/100/100/100/83.0,	Depr.Cost =	1,007
	Total Depreciated Cost =	101,256
ECF (410- SAPPHIRE LAKE AREA)	1.300 => TCV of Bldg: 1 =	131,633

2017 Est. T.C.V. 009-600-128-00 = 179,460

Est. TCV/Total Floor Area = 134.53, Most recent sale 10/21/2016 for 229,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
86,700	86,700	86,700	66,262	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,000	0	0	23,438	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,700	89,700	89,700	66,858	89,700	0	

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009-600-129-00 2017 Est. T.C.V. ZUIDERVEEN MARY H TRUST
 Property Class: 402 W SAPPHIRE AVE
 Map #: LAKE TOWNSHIP ,

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	50.84	104.00	0.9934	1.0000	900	100		45,452
51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								45,452

2017 Est. T.C.V. 009-600-129-00 = 45,452
 Est. TCV/Total Floor Area = 34.07, Most recent sale 08/26/2011 for 46,831

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
22,700	22,700	22,700	15,590	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	140	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
22,700	22,700	22,700	15,730	15,730	0

Draft Record Card - Printed before March Board of Review

009-600-130-00 2017 Est. T.C.V. ZUIDERVEEN MARY H LIVING TRUST
 Property Class: 401 8581 W 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
GROUP H \$800	50.84	102.00	1.0000	1.0000	800	100		40,672
51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								40,672

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	640	0	0
D/W/P: 4in Concrete	3.61	1.00	70	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+10 Blt 2016

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 2016 SF Floor Area = 2520 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	77.34	0.00	0.00	2016	155,917

Other Additions/Adjustments

	Rate	Size	Cost
(9) Basement Finish			
Basement Recreation Finish	11.45	871	9,973
Walk out Basement Door(s)	775.00	2	1,550

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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: Prefab 1 Story	2200.00	1	2,200
(16) Porches	CCP (1 Story), Standard	31.51	84	2,647
	WPP, Standard	15.02	95	1,427
(16) Deck/Balcony	Treated Wood,Standard	8.40	96	806

County Multiplier = 1.38 => Cost New = 253,171

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 250,640

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 325,832

2017 Est. T.C.V. 009-600-130-00	=	368,879			
Est. TCV/Total Floor Area = 146.38, Most recent sale 08/26/2011 for 107,169					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
107,900	107,900	107,900	97,755	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
72,300	4,200	0	72,300	879	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
184,400	184,400	184,400	170,934	170,934	0

009-600-131-00 2017 Est. T.C.V. ZUIDERVEEN MARY H TRUST
 Property Class: 402 W 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
Sub 600 Plat 2	54.00	101.00	0.9697	1.0000	900	100		47,127
54 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	47,127

2017 Est. T.C.V. 009-600-131-00 = 47,127

Est. TCV/Total Floor Area = 18.70

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,600	23,600	23,600	16,508	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	148	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,600	23,600	23,600	16,656	16,656		0

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009-600-132-00 2017 Est. T.C.V. HARWOOD CHESTER & LINDA
 Property Class: 401 W 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
Sub 600 Plat 2	54.00	100.00	0.9697	1.0000	900	100		47,127
54 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								47,127

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2009

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 240 SF Floor Area = 240 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	76.15	-11.17	-2.31	240	15,041

Other Additions/Adjustments Rate Size Cost

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

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

(16) Deck/Balcony
 Treated Wood,Standard 5.85 760 4,446

County Multiplier = 1.38 => Cost New = 29,714

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 28,228
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 36,697

2017 Est. T.C.V. 009-600-132-00 = 83,824
 Est. TCV/Total Floor Area = 349.27
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2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,100	41,100	41,100	36,754	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	800	0	330	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,900	41,900	41,900	37,084	37,084	0	

009-600-133-00	2017 Est. T.C.V.	WROBLEWSKI SUSAN J &
Property Class: 401		8613 W 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
Sub 600 Plat 2	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: Crushed Rock	1.22	1.00	240	0	0
Shed: Wood Frame	9.85	1.00	120	50	591

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 =					1,066

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	66.28	-11.74	0.00	624	34,033

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
Fireplace: Exterior 1 Story	3450.00	1	3,450

(16) Deck/Balcony

Treated Wood, Standard	6.73	204	1,373
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County Multiplier = 1.38 => Cost New = 60,031

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 39,020

Separately Depreciated Items:

(16) Porches

WGEP (1 Story), Standard	31.31	192	6,012
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County Multiplier = 1.38 => Cost New = 8,296

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 6,222

Total Depreciated Cost = 45,242

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 58,815

2017 Est. T.C.V. 009-600-133-00 = 104,881

Est. TCV/Total Floor Area = 168.08

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
51,100	51,100	51,100	36,556	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,300	0	0	329	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
52,400	52,400	52,400	36,885	36,885	0

009-600-134-00 2017 Est. T.C.V. BURKE ARTHUR R & SUZANNE S
 Property Class: 401 8633 W 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
Sub 600 Plat 2	100.00	100.00	0.7579	1.0000	900	100		68,207
100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								68,207

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	68.63	-12.07	0.00	900	50,904

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s) 760.00 1 760

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard 27.88 324 9,033

(16) Deck/Balcony

Treated Wood, Standard 6.23 522 3,252
 Treated Wood, Standard 8.30 100 830
 Treated Wood, Standard 11.81 40 472

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County Multiplier = 1.38 => Cost New = 101,814
 Notes: VERTICAL LOG

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 61,089
 ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 73,306

2017 Est. T.C.V. 009-600-134-00 = 141,513

Est. TCV/Total Floor Area = 157.24, Most recent sale 11/01/2001 for 167,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
70,500	70,500	70,500	67,201	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	0	604	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
70,800	70,800	70,800	67,805	67,805	0	

009-600-134-50 2017 Est. T.C.V. WROBLEWSKI SUSAN J &
 Property Class: 402 W 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
Sub 600 Plat 2	25.00	100.00	1.3195	1.0000	900	100		29,689
25 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	29,689

2017 Est. T.C.V. 009-600-134-50 = 29,689

Est. TCV/Total Floor Area = 32.99

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,800	14,800	14,800	7,359	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	66	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,800	14,800	14,800	7,425	7,425	0	

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009-600-137-00 2017 Est. T.C.V. MANNES DAVID L & SHIRLEY K
 Property Class: 401 8653 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
Sub 600 Plat 2	75.00	100.00	0.8503	1.0000	900	100		57,394
75 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								57,394

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.24	1.00	240	0	0
D/W/P: 3.5 Concrete	3.44	1.00	60	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

(11) Heating System: Wall/Floor Furnace

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	73.29	-10.87	0.00	672	41,946

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	50.79	72	3,657
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(16) Deck/Balcony

Treated Wood, Standard	6.42	432	2,773
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County Multiplier = 1.38 => Cost New = 79,576

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 55,703
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 72,414

2017 Est. T.C.V. 009-600-137-00 = 130,283
 Est. TCV/Total Floor Area = 193.87, Most recent sale 04/15/2010 for 145,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
63,500	63,500	63,500	59,738	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,600	0	537	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
65,100	65,100	65,100	60,275	60,275	0

009-600-138-00 2017 Est. T.C.V. EGBERT EARL & MARY TRUST
 Property Class: 402 W 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
Sub 600 Plat 2	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

2017 Est. T.C.V. 009-600-138-00 = 45,000

Est. TCV/Total Floor Area = 66.96

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,500	22,500	22,500	15,533	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	139	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,500	22,500	22,500	15,672	15,672	15,672	

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009-600-139-00	2017 Est. T.C.V.	EGBERT EARL & MARY TRUST
Property Class: 401		8675 W 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
Sub 600 Plat 2	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: Crushed Rock	1.20	1.00	120	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.3	95	285
Total Estimated Land Improvements True Cash Value =					285

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D+10 Blt 1943

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1119 SF Floor Area = 1119 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	52.10	0.00	1.66	999	53,706
1	Story Siding	Crawl Space	52.10	-8.99	1.66	120	5,372

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	9.65	350	3,378
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(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.62	185	1,225
Treated Wood,Standard	8.08	80	646

County Multiplier = 1.38 => Cost New = 98,220

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 63,843

Separately Depreciated Items:

(16) Porches

CGEP (1 Story), Standard	72.85	30	2,186
County Multiplier = 1.38 =>		Cost New =	3,016
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,		Depr.Cost =	2,141

Total Depreciated Cost = 65,985
ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 85,780

2017 Est. T.C.V. 009-600-139-00 = 131,065

Est. TCV/Total Floor Area = 117.13

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
63,600	63,600	63,600	41,825	0.90
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-600-139-00

Page: 2

0	1,900	0	0	376	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
65,500	65,500	65,500	42,201	42,201	42,201

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009-600-140-00 2017 Est. T.C.V. PARMENTER D BRIAN & JANET S
 Property Class: 401 8695 W 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
Sub 600 Plat 2	90.00	100.00	0.7905	1.0000	900	100		64,029
<Site Value B> Back Lots 600					6000	100	LOT 174	6,000
<Site Value F> GROUP F15K/SITE					15000	100	LOTS 175 & 176	15,000
231 Actual Front Feet, 0.54 Total Acres Total Est. Land Value =								85,029

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	1000	0	0
Fencing: Wd, Split, 2 Rail	8.01	1.00	50	0	0
Shed: Wood Frame	13.05	1.00	51	50	333
Shed: Wood Frame	10.60	1.00	147	50	779

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 =					3,487

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 = 1399 SF Floor Area = 1399 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	66.59	0.00	0.00	1399	93,159

Other Additions/Adjustments Rate Size Cost

(1) Exterior **Draft Record Card - Printed before March Board of Review**
 Stone Veneer 10.25 72 738

(9) Basement Finish
 Basement Recreation Finish 11.45 528 6,046
 Walk out Basement Door(s) 775.00 1 775

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

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

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

(16) Porches
 WPP, Standard 8.75 370 3,238
 WCP (1 Story), Standard 54.24 24 1,302
 WPP, Standard 14.68 101 1,483

(16) Deck/Balcony
 Treated Wood,Standard 6.60 316 2,086
 Treated Wood,Standard 10.56 48 507

(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 25.85 100 2,585
 Mechanical Doors 350.00 1 350

(17) Basement Garages

Parcel Number: 009-600-140-00 Page: 2

Basement Garage: 2 Car	2100.00	1	2,100
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 171,333
 Notes: ADDITION WITH BASEMENT 1996

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 111,367
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 144,776

2017 Est. T.C.V. 009-600-140-00 = 233,292

Est. TCV/Total Floor Area = 166.76, Most recent sale 10/01/2002 for 244,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
113,400	113,400	113,400	102,606	0.90	
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment
	0	3,200	0	0	923
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
116,600	116,600	116,600	103,529	103,529	0

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009-600-142-00 2017 Est. T.C.V. WRBELIS CHRISTOPHER & CHRISTINE
 Property Class: 401 8705 W 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
Sub 600 Plat 2	43.99	103.00	1.0525	1.0000	900	100		41,674
39 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								41,674

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	136	0	0
Shed: Wood Frame	11.23	1.00	64	71	510

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					985

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

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	61.06	-9.09	-2.85	672	33,009
1	Story Siding	Slab	61.06	-10.81	-2.85	200	9,480

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

(16) Porches
 CGEP (1 Story), Standard 66.12 40 2,645
 WPP, Standard 8.75 319 2,791

(16) Deck/Balcony
 Roof Cover Only, Standard 11.60 150 1,740

County Multiplier = 1.38 => Cost New = 74,947

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 48,716
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 63,331

2017 Est. T.C.V. 009-600-142-00 = 105,990

Est. TCV/Total Floor Area = 121.55, Most recent sale 09/25/2008 for 130,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
51,600	51,600	51,600	37,892	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,400	0	341	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,000	53,000	53,000	38,233	38,233	0	

009-600-143-00	2017 Est. T.C.V.	ODREN RONALD G
Property Class: 401		8715 W 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
Sub 600 Plat 2	51.00	101.00	0.9921	1.0000	900	100		45,538
<Site Value B> Back Lots 600					6000	100		6,000
<Site Value B> Back Lots 600					6000	100		6,000
148 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								57,538

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	472	0	0
D/W/P: Crushed Rock	1.24	1.00	288	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C-5 Blt 1987

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 912 SF Floor Area = 1596 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	94.46	-9.52	0.00	912	77,465

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WGEP (1 Story), Standard	28.10	288	8,093
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County Multiplier = 1.38 => Cost New = 135,682

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 96,334
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 125,234

Cost Est. for Res. Bldg: 2 Single Family GRG Cls C-5 Blt 2003

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 614 SF Floor Area = 614 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Overhang	43.44	0.00	0.00	614	26,672

Other Additions/Adjustments	Rate	Size	Cost
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(16) Deck/Balcony

Roof Cover Only, Standard	9.80	288	2,822
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(17) Garages

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

Base Cost	16.30	1900	30,970
Mechanical Doors	350.00	2	700

Parcel Number: 009-600-143-00 Page: 2

Storage area over garage	3.95	950	3,753
County Multiplier = 1.38 =>		Cost New =	89,586
Notes: ON LOTS 172 & 173 ACCROSS THE STREET			
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,		Depr.Cost =	63,606
ECF (410- SAPPHIRE LAKE AREA) 1.250 =>		TCV of Bldg: 2 =	79,507

2017 Est. T.C.V. 009-600-143-00		=	263,229
Est. TCV/Total Floor Area = 119.11			
2016 Assessed	MBOR	S.E.V.	Base for Cap
126,900	126,900	126,900	105,605
			C.P.I. 0.90
2017	New Eq. Adjustment	Loss	Additions
	0	4,700	0
		0	Tax Adjustment 950
			Losses 0
2017 Assessed	MBOR	S.E.V.	Capped
131,600	131,600	131,600	106,555
			->Taxable<-
			106,555
			PRE/MBT 106,555

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009-600-144-00	2017 Est. T.C.V.	WHITNEY STEVEN & DARLENE
Property Class: 401		8725 W 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
Sub 600 Plat 2	51.00	101.00	0.9921	1.0000	900	100		45,538
51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								45,538

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	961	0	0
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 1.25S Cls CD Blt 1958

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1008 SF Floor Area = 1260 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.25 Story Siding Crawl Space 68.71 -8.74 0.00 1008 60,450

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

County Multiplier = 1.38 => Cost New = 94,592

Notes: VERTICAL LOG

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 52,025
 ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 62,431

2017 Est. T.C.V. 009-600-144-00 = 109,120

Est. TCV/Total Floor Area = 86.60, Most recent sale 10/31/2003 for 136,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
54,300	54,300	54,300	49,385	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	444	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
54,600	54,600	54,600	49,829	49,829	0

009-600-145-00 2017 Est. T.C.V. BOUGHNER DALE K & JUDITH
 Property Class: 401 8735 W 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
Sub 600 Plat 2	51.00	101.00	0.9921	1.0000	900	100		45,538
51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								45,538

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	912	0	0
Shed: Wood Frame	11.23	1.00	110	95	1,173
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 =					3,548

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C+5 Blt 1967

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1440 SF Floor Area = 2400 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	104.86	-9.32	0.00	960	91,718
1	Story Siding	Crawl Space	66.33	-9.32	0.00	480	27,365

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 CCP (1 Story), Standard 20.09 288 5,786
 CCP (1 Story), Standard 38.96 48 1,870

(16) Deck/Balcony
 Pine w/Roof,Standard 15.05 288 4,334

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Finished)
 Base Cost 21.70 624 13,541
 Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 212,901

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 149,031
 ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV of Bldg: 1 = 186,289

2017 Est. T.C.V. 009-600-145-00 = 235,375

Est. TCV/Total Floor Area = 98.07

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
113,300	113,300	113,300	86,451	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,400	0	778	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
117,700	117,700	117,700	87,229	87,229	87,229

009-600-146-00	2017 Est. T.C.V.	WHITTAKER JACQUELINE J
Property Class: 401		8745 W 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
Sub 600 Plat 2	52.00	104.00	0.9844	1.0000	900	100		46,072
52 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								46,072

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	410	71	932
Total Estimated Land Improvements True Cash Value =					932

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	59.90	-10.38	0.00	1032	51,105

Other Additions/Adjustments Rate Size Cost

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

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

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

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(16) Deck/Balcony
Treated Wood,Standard 7.59 120 911

(17) Garages
Class:CD Exterior: Block Foundation: 18 Inch (Unfinished)
Base Cost 25.95 156 4,048
Mechanical Doors 350.00 1 350

County Multiplier = 1.42 => Cost New = 92,987

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 55,792
ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 66,950

2017 Est. T.C.V. 009-600-146-00 = 113,954

Est. TCV/Total Floor Area = 110.42

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
56,500	56,500	56,500	41,335	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	372	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
57,000	57,000	57,000	41,707	41,707	0

009-600-147-00 2017 Est. T.C.V. BAKER RONALD & NORMA
 Property Class: 401 8757 W 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
Sub 600 Plat 2	52.00	104.00	0.9844	1.0000	900	100		46,072
52 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								46,072

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.07	1.00	80	74	715
Total Estimated Land Improvements True Cash Value =					715

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1984

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 768 SF Floor Area = 1152 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	90.42	0.00	0.00	768	69,443

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

(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	6.44	408	2,628
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County Multiplier = 1.38 => Cost New = 113,170

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 84,877
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 110,341

2017 Est. T.C.V. 009-600-147-00 = 157,128

Est. TCV/Total Floor Area = 136.40, Most recent sale 06/01/2001 for 142,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
76,100	76,100	76,100	59,738	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,500	0	0	537	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
78,600	78,600	78,600	60,275	60,275	0	

009-600-148-00	2017 Est. T.C.V.	PARSONS CHARLES & SUSAN
Property Class: 401		8767 W 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
Sub 600 Plat 2	52.00	104.00	0.9844	1.0000	900	100		46,072
52 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								46,072

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	9.29	1.00	80	94	699
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 =					3,074

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1981

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 884 SF Floor Area = 884 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	68.89	0.00	1.92	884	62,596

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

Basement Recreation Finish	11.45	440	5,038
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, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	6.23	524	3,265
Treated Wood,Standard	6.45	396	2,554

County Multiplier = 1.38 => Cost New = 113,215

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 79,250
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 103,026

2017 Est. T.C.V. 009-600-148-00 = 152,172

Est. TCV/Total Floor Area = 172.14, Most recent sale 10/24/2005 for 193,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
73,700	73,700	73,700	57,668	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,400	0	519	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,100	76,100	76,100	58,187	58,187	0	

009-600-149-00	2017 Est. T.C.V.	STEELE KENNETH E & MARCIA A
Property Class: 402		W 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
Sub 600 Plat 2	52.00	104.00	0.9844	1.0000	900	100		46,072
52 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	46,072

2017 Est. T.C.V. 009-600-149-00	=	46,072			
Est. TCV/Total Floor Area = 52.12					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
23,000	23,000	23,000	15,691	0.90	
2017 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	0	0	0	141	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
23,000	23,000	23,000	15,832	15,832	15,832

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009-600-150-00 2017 Est. T.C.V. STEELE KENNETH E & MARCIA A
 Property Class: 401 8787 W 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
Sub 600 Plat 2	52.00	104.00	0.9844	1.0000	900	100		46,072
52 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								46,072

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	208	0	0
Shed: Wood Frame	8.46	1.00	144	94	1,145

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 =					1,620

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 988 SF Floor Area = 988 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	48.97	-9.48	0.66	988	39,668

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

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

County Multiplier = 1.42 => Cost New = 63,709

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 41,411
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 53,834

2017 Est. T.C.V. 009-600-150-00 = 101,526

Est. TCV/Total Floor Area = 102.76

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
49,400	49,400	49,400	33,759	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	0	303	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,800	50,800	50,800	34,062	34,062	34,062	

009-600-151-00 2017 Est. T.C.V. SCHEBLER TIMOTHY G &
 Property Class: 401 8809 W 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
Sub 600 Plat 2	104.00	104.00	0.7461	1.0000	900	100		69,831
104 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								69,831

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	320	66	629
Shed: Wood Frame	10.39	1.00	50	50	260
Shed: Wood Frame	8.79	1.00	120	50	527
Total Estimated Land Improvements True Cash Value =					1,416

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1955

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 721 SF Floor Area = 721 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	52.52	-10.25	-0.78	721	29,914

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

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

County Multiplier = 1.38 => Cost New = 51,352

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 28,243
 ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 33,892

2017 Est. T.C.V. 009-600-151-00 = 105,139

Est. TCV/Total Floor Area = 145.82

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,400	52,400	52,400	52,356	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	244	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,600	52,600	52,600	52,827	52,600	0	

009-600-153-00 2017 Est. T.C.V. VARRERO CATHERINE
 Property Class: 401 8819 W 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
Sub 600 Plat 2	52.00	104.00	0.9844	1.0000	900	100		46,072
52 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								46,072

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	420	66	826
Shed: Wood Frame	9.17	1.00	96	50	440
Total Estimated Land Improvements True Cash Value =					1,266

Cost Est. for Res. Bldg: 1 Single Family 2S Cls D+10 Blt 1958

(11) Heating System: Electric Baseboard

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Mich Bsmnt.	90.20	-4.98	1.06	768	66,263

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: Exterior 2 Story	3700.00	1	3,700

(16) Porches

WCP (1 Story), Standard	23.54	126	2,966
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(16) Deck/Balcony

Treated Wood, Standard	8.92	60	535
Treated Wood, Standard	6.73	170	1,144
Treated Wood, Standard	7.60	100	760
Wood Balcony	13.00	64	832

County Multiplier = 1.38 => Cost New = 113,294

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 62,312
 ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 74,774

2017 Est. T.C.V. 009-600-153-00 = 122,112

Est. TCV/Total Floor Area = 79.50

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
60,800	60,800	60,800	44,465	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	300	0	400	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
61,100	61,100	61,100	44,865	44,865	44,865	

009-600-154-00 2017 Est. T.C.V. COCHRAN WILLIAM J & BETTY SUE TRUST
 Property Class: 401 8833 W 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
Sub 600 Plat 2	67.00	104.00	0.8895	1.0000	900	100		53,638
67 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								53,638

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 1958

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	59.46	-10.29	0.00	624	30,682
1	Story Siding	Crawl Space	58.56	-8.61	0.00	448	22,378

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

(13) Plumbing	Average Fixture(s)	Rate	Size	Cost
		630.00	1	630

(14) Water/Sewer	Rate	Size	Cost
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	Rate	Size	Cost
Appliance Allowance	1415.00	1	1,415
Fireplace: Exterior 1 Story	3450.00	1	3,450

(16) Deck/Balcony	Rate	Size	Cost
Treated Wood,Standard	5.85	698	4,083
Treated Wood,Standard	7.59	120	911
Treated Wood,Standard	6.63	230	1,525

(17) Garages	Rate	Size	Cost
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	21.05	432	9,094
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350

County Multiplier = 1.42 => Cost New = 108,761

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 70,695
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 91,903

2017 Est. T.C.V. 009-600-154-00 = 146,016
 Est. TCV/Total Floor Area = 136.21

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
70,600	70,600	70,600	54,349	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,400	0	0	489	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
73,000	73,000	73,000	54,838	54,838	0

009-600-155-00	2017 Est. T.C.V.	PUTNAM GARY L & SANDRA J TRUST
Property Class: 401		8834 W 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 B> Back Lots	600				6000	100		6,000
67 Actual Front Feet, 0.16 Total Acres								Total Est. Land Value = 6,000

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	108	0	0
Shed: Wood Frame	8.46	1.00	144	50	609

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 =					1,084

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 480 SF Floor Area = 480 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	59.39	-11.34	0.66	480	23,381

Other Additions/Adjustments	Rate	Size	Cost
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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

County Multiplier = 1.38 => Cost New = 42,335

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,	Depr.Cost =	25,401
ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 =		24,893

2017 Est. T.C.V. 009-600-155-00 = 31,977

Est. TCV/Total Floor Area = 66.62

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,900	15,900	15,900	13,167	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	0	118	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,000	16,000	16,000	13,285	13,285	0	

009-600-156-00 2017 Est. T.C.V. SCHEBLER TIMOTHY G &
 Property Class: 402 W 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 B> Back Lots	600				6000	100		6,000
52 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	6,000

2017 Est. T.C.V. 009-600-156-00 = 6,000

Est. TCV/Total Floor Area = 12.50

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	1,378	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	12	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	1,390	1,390	0	

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009-600-157-00 2017 Est. T.C.V. SCHEBLER TIMOTHY G &
Property Class: 402 W 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 B> Back Lots	600				6000	100		6,000
52 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	6,000

2017 Est. T.C.V. 009-600-157-00 = 6,000

Est. TCV/Total Floor Area = 12.50

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	3,000	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	3,027	3,000	0	

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009-600-158-00 2017 Est. T.C.V. STEELE KENNETH E & MARCIA A
 Property Class: 401 W 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 B> Back Lots	600				6000	100		6,000
67 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								6,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1996

(11) Heating System: No Heating/Cooling
 Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost

Other Additions/Adjustments Rate Size Cost

(17) Garages
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 9.71 1020 9,904

County Multiplier = 1.38 => Cost New = 13,668

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 12,984
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 = 12,725

2017 Est. T.C.V. 009-600-158-00 = 18,725

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
9,300	9,300	9,300	7,281	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	65	0	
2017 Assessed	MBOR	S.E.V.	Capred	>Taxable<	PRE/MBT
9,400	9,400	9,400	7,346	7,346	7,346

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009-600-165-00 2017 Est. T.C.V. BOOMS LAWRENCE E & JUDY M
 Property Class: 401 8778 W 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 B> Back Lots	600				6000	100		6,000
<Site Value B> Back Lots	600				6000	50	1/2 LOT 166	3,000
93 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								9,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	240	0	0
Shed: Wood Frame	10.75	1.00	80	50	430
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					1,380

Cost Est. for Res. Bldg: 1 Single Family 1S CIs CD BIt 1985

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1352 SF Floor Area = 1352 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Basement 56.18 0.00 0.00 1352 75,955

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish
 Basement Recreation Finish 11.25 350 3,938

(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: Wood Stove 1125.00 1 1,125

(16) Deck/Balcony
 Treated Wood,Standard 6.20 364 2,257

(17) Basement Garages
 Basement Garage: 2 Car 2075.00 1 2,075
 Mechanical Doors 350.00 2 700

County Multiplier = 1.38 => Cost New = 126,987

Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 92,701
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 = 90,847

2017 Est. T.C.V. 009-600-165-00 = 101,227

Est. TCV/Total Floor Area = 74.87, Most recent sale 05/01/2000 for 70,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
50,300	50,300	50,300	40,816	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	367	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
50,600	50,600	50,600	41,183	41,183	41,183

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009-600-167-00 2017 Est. T.C.V. KENT KEVIN
 Property Class: 401 8758 W 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 B> Back Lots	600				6000	100		6,000
<Site Value B> Back Lots	600				6000	50	1/2 OF LOT 166	3,000
78 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								9,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	5.31	1.00	520	0	0
D/W/P: Crushed Rock	1.29	1.00	260	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 BC Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1218 SF Floor Area = 2312 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	96.73	0.00	2.77	1218	121,191
1	Story Siding	Overhang	42.80	0.00	0.00	485	20,758

Other Additions/Adjustments Rate Size Cost

(1) Exterior							
Stone Veneer		11.20		64		717	

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(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	

(14) Water/Sewer							
Public Sewer		1487.00		1		1,487	
Well, 100 Feet		3050.00		1		3,050	

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

(16) Porches							
CCP (1 Story), Standard		24.56		198		4,863	

(17) Garages							
Class:BC Exterior: Siding Foundation: 42 Inch (Finished)							
Base Cost		24.26		728		17,661	
Common Wall: 1.5 Wall		-2150.00		1		-2,150	
Automatic Doors		425.00		2		850	

County Multiplier = 1.38 => Cost New = 252,481

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 239,857
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 = 235,059

2017 Est. T.C.V. 009-600-167-00 = 246,434

Est. TCV/Total Floor Area = 106.59, Most recent sale 08/01/1998 for 70,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
122,400	122,400	122,400	105,911	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	800	0	0	953	0	0

Parcel Number: 009-600-167-00

Page: 2

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
123,200	123,200	123,200	106,864	106,864	106,864

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009-600-168-00 2017 Est. T.C.V. BAKER RONALD & NORMA
 Property Class: 402 W 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 B> Back Lots	600				6000	100		6,000
52 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	6,000

2017 Est. T.C.V. 009-600-168-00 = 6,000

Est. TCV/Total Floor Area = 2.60

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

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

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

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009-600-169-00	2017 Est. T.C.V.	WHITTAKER JACQUELINE
Property Class: 402		W 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 B> Back Lots	600				6000	100		6,000
51 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	6,000

2017 Est. T.C.V. 009-600-169-00 = 6,000

Est. TCV/Total Floor Area = 2.60

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	1,378	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	12	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	1,390	1,390	0	

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009-600-170-00 2017 Est. T.C.V. BOUGHNER DALE K & JUDITH
 Property Class: 402 W 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 B> Back Lots	600				6000	100		6,000
51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								6,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Vnyl, 2 Rail	8.16	1.00	150	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

2017 Est. T.C.V. 009-600-170-00 = 6,950

Est. TCV/Total Floor Area = 3.01

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	1,378	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	12	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	1,390	1,390	1,390	

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009-600-171-00 2017 Est. T.C.V. BOUGHNER DALE K & JUDITH
 Property Class: 401 W 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 B> Back Lots	600				6000	100		6,000
51 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	6,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1958

(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 13.80 814 11,233
 Mechanical Doors 325.00 4 1,300

County Multiplier = 1.38 => Cost New = 17,296

Phy/Ab.Phy/Func/Econ/Comb.%Good = 55/100/100/100/55-0 Depr. Cost = 8,513
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 = 9,322

2017 Est. T.C.V. 009-600-171-00 = 17,697

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
8,800	8,800	8,800	3,939	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	35	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,800	8,800	8,800	3,974	3,974	3,974

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009-600-178-00	2017 Est. T.C.V.	KELLEY DONNA J TRUST
Property Class: 401		8654 W SAPPHIRE LAKE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

* Factors * LOTS 178 & 177

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600		6000		100			6,000
<Site Value B> Back Lots	600		6000		100			6,000
97 Actual Front Feet, 0.26 Total Acres								Total Est. Land Value = 12,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.22	1.00	480	0	0
Shed: Metal Prefab	7.98	1.00	120	50	479

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 =					954

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1975

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.24	-8.10	0.00	960	46,214
1	Story Siding	Basement	56.24	0.00	0.00	384	21,596

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	6.67	220	1,467
Treated Wood,Standard	8.75	72	630

(17) Garages

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

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

County Multiplier = 1.38 => Cost New = 119,028

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 83,319

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 = 81,653

2017 Est. T.C.V. 009-600-178-00 = 94,607

Est. TCV/Total Floor Area = 70.39

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
47,000	47,000	47,000	42,087	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	378	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
47,300	47,300	47,300	42,465	42,465	42,465

009-600-179-00 2017 Est. T.C.V. MANNES DAVID L & SHIRLEY K
 Property Class: 401 W 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 B> Back Lots	600				6000	100		6,000
50 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	6,000

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	84	0	0
D/W/P: Crushed Rock	1.20	1.00	240	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1976

(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

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 9,905
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 = 9,707

2017 Est. T.C.V. 009-600-179-00 = 16,182

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,100	8,100	8,100	7,101	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	63	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,100	8,100	8,100	7,164	7,164	0	

009-600-180-00	2017 Est. T.C.V.	BURKE ARTHUR R & SUZANNE S
Property Class: 402		W 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 B> Back Lots	600				6000	100		6,000
50 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	6,000

2017 Est. T.C.V. 009-600-180-00	=	6,000			
Est. TCV/Total Floor Area =	0.00				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,000	3,000	3,000	3,000	0.90	
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,000	3,000	3,000	3,027	3,000	0

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009-600-181-00 2017 Est. T.C.V. BURKE ARTHUR R & SUZANNE S
 Property Class: 401 W 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 B> Back Lots	600				6000	100		6,000
50 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	6,000

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	70	50	104
Total Estimated Land Improvements True Cash Value =					104

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

(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	21.15	308	6,514
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 9,438

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 7,550
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 = 7,399

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2017 Est. T.C.V. 009-600-181-00									
Est. TCV/Total Floor Area =	0.00								
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.					
6,700	6,700	6,700	6,308	0.90					
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses					
0	100	0	56	0					
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
6,800	6,800	6,800	6,364	6,364	0				

009-600-182-00 2017 Est. T.C.V. HARWOOD CHESTER & LINDA
 Property Class: 402 W 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 B> Back Lots	600				6000	100		6,000
50 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	6,000

2017 Est. T.C.V. 009-600-182-00 = 6,000

Est. TCV/Total Floor Area = 0.00

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

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

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

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009-600-183-00 2017 Est. T.C.V. HARWOOD CHESTER & LINDA
 Property Class: 401 8602 W 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 B> Back Lots	600				6000	100		6,000
65 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								6,000

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	112	66	220
Total Estimated Land Improvements True Cash Value =					220

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

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 780 SF Floor Area = 780 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	51.44	-9.01	-1.39	780	32,011

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
 CSEP (1 Story), Standard 27.48 144 3,957
 CCP (1 Story), Standard 20.05 216 4,331

County Multiplier = 1.38 => Cost New = 65,683

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 42,694
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 = 41,840

2017 Est. T.C.V. 009-600-183-00 = 48,060

Est. TCV/Total Floor Area = 61.62, Most recent sale 08/01/2008 for 125,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
23,900	23,900	23,900	21,838	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	100	0	0	196	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
24,000	24,000	24,000	22,034	22,034	0

009-600-184-00 2017 Est. T.C.V. ZUIDERVEEN MARY H TRUST
 Property Class: 402 W 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 B> Back Lots	600				6000	100		6,000
58 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	6,000

2017 Est. T.C.V. 009-600-184-00 = 6,000

Est. TCV/Total Floor Area = 7.69

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

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

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

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009-600-185-00 2017 Est. T.C.V. ZUIDERVEEN MARY H TRUST
 Property Class: 402 W 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 B> Back Lots	600				6000	100		6,000
58 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	6,000

2017 Est. T.C.V. 009-600-185-00 = 6,000

Est. TCV/Total Floor Area = 7.69

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

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

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

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009-600-186-00 2017 Est. T.C.V. ZUIDERVEEN MARY H TRUST
 Property Class: 402 W 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 B> Back Lots	600				6000	100		6,000
58 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	6,000

2017 Est. T.C.V. 009-600-186-00 = 6,000

Est. TCV/Total Floor Area = 7.69

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

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

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

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009-600-187-00 2017 Est. T.C.V. RYAN STEVEN R & CHERYL L NORTHROP
 Property Class: 401 W 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 B> Back Lots	600				6000	100		6,000
69 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								6,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2001

(11) Heating System: No Heating/Cooling
 Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost

Other Additions/Adjustments Rate Size Cost

(17) Garages
 Class:CD Exterior: Pole Foundation: 42 Inch (Unfinished)
 Base Cost 10.46 1040 10,878
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 15,495

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 13,946
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 = 13,667

2017 Est. T.C.V. 009-600-187-00 = 19,667

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/01/2000 for 6,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
9,800	9,800	9,800	8,696	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	78	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBI
9,800	9,800	9,800	8,774	8,774	0

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009-600-188-00 2017 Est. T.C.V. VANDERMEULEN MICHELL
 Property Class: 401 8530 W 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 B> Back Lots	600				6000	100		6,000
54 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								6,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1065 SF Floor Area = 1065 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 47.85 -8.28 0.66 1065 42,845

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 1235.00 1 1,235

(16) Deck/Balcony
 Pine, Standard 9.43 32 302
 Treated Wood, Standard 15.57 20 311

(17) Garages **Draft Record Card - Printed before March Board of Review**

Class:D Exterior: Siding Foundation: 42 inch (Unfinished)
 Base Cost 26.85 165 4,430
 Common Wall: 1 Wall -1175.00 1 -1,175
 Mechanical Doors 325.00 1 325

County Multiplier = 1.38 => Cost New = 70,774

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 42,464
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 = 41,615

2017 Est. T.C.V. 009-600-188-00 = 47,615

Est. TCV/Total Floor Area = 44.71, Most recent sale 09/26/2009 for 40,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,700	23,700	23,700	20,075	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	180	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,800	23,800	23,800	20,255	20,255	20,255	

009-600-189-00 2017 Est. T.C.V. VANDERVEEN RUSSELL
 Property Class: 401 N SAPPHIRE
 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 B> Back Lots	600				6000	100		6,000
54 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								6,000

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	160	66	315
Total Estimated Land Improvements True Cash Value =					315

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1975

(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 18.37 424 7,789
 Mechanical Doors 325.00 1 325

County Multiplier = 1.38 => Cost New = 11,197

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 6,718
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 = 6,584

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2017 Est. T.C.V. 009-600-189-00						12,899
Est. TCV/Total Floor Area =	0.00					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,400	6,400	6,400	6,400	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	
6,400	6,400	6,400	6,457	6,400	0	

009-600-190-00 2017 Est. T.C.V. CARROLL THOMAS G & KAY H
 Property Class: 401 8510 W 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 B> Back Lots	600				6000	100		6,000
54 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								6,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.34	1.00	240	50	1,001
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 =					1,906

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 = 720 SF Floor Area = 720 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.90	-9.56	0.00	720	39,125
Other Additions/Adjustments			Rate			Size	Cost

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

(14) Water/Sewer
 Public Sewer 1,025.00 1 1,025
 Well, 50 Feet 1,575.00 1 1,575

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

(16) Deck/Balcony
 Treated Wood,Standard 6.26 330 2,066

County Multiplier = 1.38 => Cost New = 63,253

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 41,115
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 = 40,292

2017 Est. T.C.V. 009-600-190-00 = 48,198

Est. TCV/Total Floor Area = 66.94

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
23,700	23,700	23,700	21,514	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	400	0	0	193	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
24,100	24,100	24,100	21,707	21,707	0

009-600-191-00 2017 Est. T.C.V. NELSON FAMILY REVOCABLE TRUST
 Property Class: 401 8387 W 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
GROUP G \$1000	66.00	128.00	1.0000	1.0000	1000	100		66,000
66 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								66,000

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	1350	0	0
Shed: Wood Frame	11.06	1.00	120	50	663
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					3,038

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1953

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 1391 SF Floor Area = 1391 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	63.49	-10.99	1.92	1391	75,698

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) Deck/Balcony

Treated Wood,Standard	6.10	925	5,643
Treated Wood,Standard	7.18	187	1,343
Treated Wood w/Roof,Standard	24.50	64	1,568

(17) Garages

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

Base Cost	26.82	421	11,291
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County Multiplier = 1.38 => Cost New = 148,425

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 96,476
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 125,419

2017 Est. T.C.V. 009-600-191-00				=	194,457
Est. TCV/Total Floor Area = 139.80					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
94,400	94,400	94,400	89,831	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,800	0	0	808	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
97,200	97,200	97,200	90,639	90,639	0

009-600-192-00	2017 Est. T.C.V.	NELSON FAMILY REVOCABLE TRUST
Property Class: 402		W 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
Sub 600 Plat 2	50.00	125.45	0.6444	1.0000	900	100		28,998
GROUP J 250	100.00	125.45	0.7463	1.0000	250	100		18,656
150 Actual Front Feet, 0.43 Total Acres Total Est. Land Value =								47,654

2017 Est. T.C.V. 009-600-192-00 = 47,654

Est. TCV/Total Floor Area = 34.26, Most recent sale 08/01/1999 for 75,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
28,200	28,200	28,200	28,200	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,400	0	-4,400	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
23,800	23,800	23,800	28,453	23,800	0

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009-600-193-00 2017 Est. T.C.V. INDIAN LAKES L C
 Property Class: 402 W 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
GROUP F 85/FF	15.00	8.33	1.0000	1.0000	85	100		1,275
15 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	1,275

2017 Est. T.C.V. 009-600-193-00 = 1,275

Est. TCV/Total Floor Area = 0.92, Most recent sale 09/09/2011 for 3,267

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
600	600	600	600	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
600	600	600	605	600	0

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009-600-193-11 2017 Est. T.C.V. INDIAN LAKES L C
 Property Class: 402 W 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 F> GROUP F15K/SITE					15000	5	PRT OF SIDEWALK	750
15 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	750

2017 Est. T.C.V. 009-600-193-11 = 750

Est. TCV/Total Floor Area = 0.54

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
400	400	400	400	0.90

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

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
400	400	400	403	400	0

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009-600-193-65	2017 Est. T.C.V.	CAVANAUGH JAMES & DORSEY JEANNE &
Property Class: 402		W 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 F> GROUP F15K/SITE					15000	20	PRT OF ABAND SIDEWALK	3,000
50 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	3,000

2017 Est. T.C.V. 009-600-193-65 = 3,000

Est. TCV/Total Floor Area = 2.16, Most recent sale 09/09/2011 for 3,267

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

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

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	1,513	1,500	1,500

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009-620-001-00 2017 Est. T.C.V. ADLER KELLY M
 Property Class: 401 7870 W FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	75.00	85.00	0.9036	1.0000	2200	100		149,094
75 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								149,094

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

(11) Heating System: No Heating/Cooling

(Heating system cost adjusted in area(s): 1)

Ground Area = Size for Rates = 1316 SF Floor Area = 1316 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	64.07	0.00	-3.95	1316	79,118

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

3 Fixture Bath 2400.00 -1 -2,400

(16) Porches

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

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost			20.45			504	10,307
Common Wall: 1 Wall			-1300.00			1	-1,300
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost			25.41			320	8,131
Common Wall: 1 Wall			-1300.00			1	-1,300

County Multiplier = 1.38 => **Draft Record Card - Printed before March Board of Review** Cost New = 130,255

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 128,952
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 180,533
 50 % Completed => Est. True Cash Value 2017 = 90,267

2017 Est. T.C.V. 009-620-001-00 = 239,361

Est. TCV/Total Floor Area = 181.89

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,100	97,100	97,100	71,315	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
45,200	13,600	36,200	45,200	402	26,587	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
119,700	119,700	119,700	90,330	90,330	0	

009-620-001-20 2017 Est. T.C.V. SERR JEFFERSON TRUSTEE
 Property Class: 401 7856 W FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	75.00	85.00	0.9036	1.0000	2200	100		149,094
75 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								149,094

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.49	1.00	84	94	749

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 =					1,699

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1198 SF Floor Area = 1402 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	54.06	-8.02	0.83	814	38,152
1	Story Siding	Crawl Space	46.68	-8.02	0.66	384	15,099

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

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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

CGEP (1 Story), Standard 88.98 20 1,780

(17) Garages

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

Base Cost	17.65	576	10,166
Common Wall: 1 Wall	-1175.00	1	-1,175
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 98,869

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 59,321

Separately Depreciated Items:

Square footage # 2 is depreciated at 87 %Good... Base Cost Was = 15,099
 County Multiplier = 1.38 => Cost New = 20,836
 Phy/Ab.+hy/Func/Econ/Comb.%Good= 27/100/100/100/27.0, Depr.Cost = 5,626
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 90,926

2017 Est. T.C.V. 009-620-001-20 = 241,719

Est. TCV/Total Floor Area = 172.41

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
105,000	105,000	105,000	76,877	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	15,900	0	0	691	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-620-001-20

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120,900	120,900	120,900	77,568	77,568	0
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009-620-001-40 2017 Est. T.C.V. PASSENGER DON & JANESE
 Property Class: 401 7842 W FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	75.00	85.00	0.9036	1.0000	2200	100		149,094
75 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								149,094

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.94	1.00	84	94	943
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 =					1,893

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 = 768 SF Floor Area = 1152 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	90.42	-10.49	0.00	768	61,386

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) Deck/Balcony

Treated Wood,Standard	7.05	200	1,410
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(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)

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

County Multiplier = 1.38 => Cost New = 113,472

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 79,431
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 111,203

2017 Est. T.C.V. 009-620-001-40 = 262,190
 Est. TCV/Total Floor Area = 227.60, Most recent sale 08/02/2002 for 262,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
114,400	114,400	114,400	108,515	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,700	0	976	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
131,100	131,100	131,100	109,491	109,491	0

009-620-001-60 2017 Est. T.C.V. VELDHEER JAMES D & MARYANNE
 Property Class: 401 7812 W FOREST DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	75.00	85.00	0.9036	1.0000	2200	100		149,094
75 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								149,094

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Patio Blocks	8.13	1.00	50	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	500	0	0
Shed: Wood Frame	11.06	1.00	120	94	1,247
Dock: Light posts	21.31	1.00	600	94	12,019
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 =					15,691

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C+5 Blt 1978

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 672 SF Floor Area = 1714 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	121.55	-13.50	0.00	672	72,610
1	Story Siding	Overhang	42.46	0.00	0.00	370	15,710

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CGEP (1 Story), Standard	40.96	120	4,915
WPP, Standard	12.54	135	1,693

(16) Deck/Balcony

Composite, Standard	6.44	800	5,152
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(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

County Multiplier = 1.38 => Cost New = 163,222

Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0, Depr.Cost = 120,784
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 169,098

2017 Est. T.C.V. 009-620-001-60	=	333,883
Est. TCV/Total Floor Area = 194.80, Most recent sale 09/01/2004 for 265,000		
2016 Assessed	MBOR	S.E.V.
148,000	148,000	148,000
		Base for Cap
		137,775
		C.P.I.
		0.90
2017	New Eq. Adjustment	Loss
	0	18,900
		0
		Additions
		0
		Tax Adjustment
		1,239
		Losses
		0
2017 Assessed	MBOR	S.E.V.
		Capped
		->Taxable<-
		PRE/MBT

Parcel Number: 009-620-001-60

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166,900	166,900	166,900	139,014	139,014	0
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009-620-001-80	2017 Est. T.C.V.	VANDRIE SUSAN TRUST
Property Class: 401		7808 W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	75.00	101.00	0.9036	1.0000	2200	100		149,094
75 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								149,094

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	336	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 1967

(11) Heating System: Electric Baseboard

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	59.86	-10.56	-0.21	960	47,126

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

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

(17) Carports

Comp.Shingle	7.75	520	4,030
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(17) Garages

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

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

County Multiplier = 1.38 => Cost New = 93,094

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 60,511
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 84,716

2017 Est. T.C.V. 009-620-001-80 = 234,760

Est. TCV/Total Floor Area = 244.54

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
103,300	103,300	103,300	76,422	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	14,100	0	687	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
117,400	117,400	117,400	77,109	77,109	0	

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009-620-002-00 2017 Est. T.C.V. SUSSKIND CAROL A TRUST
 Property Class: 401 7804 FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	91.00	95.00	0.8610	1.0000	2200	100		172,364
91 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								172,364

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	1482	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1402 SF Floor Area = 1402 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	64.79	-10.97	-0.27	1402	75,077

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

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(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	7.90	120	948
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(17) Garages

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

Base Cost	15.61	784	12,238
Mechanical Doors	350.00	2	700
Storage area over garage	3.95	784	3,097

County Multiplier = 1.42 => Cost New = 143,025

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 92,967
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 130,153

2017 Est. T.C.V. 009-620-002-00 = 304,892

Est. TCV/Total Floor Area = 217.47

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
135,700	135,700	135,700	135,700	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,700	0	0	1,221	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
152,400	152,400	152,400	136,921	136,921	0	

009-620-004-00 2017 Est. T.C.V. PECKHAM DANIEL C
Property Class: 401 7800 W FOREST DR
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	75.00	100.00	0.9036	1.0000	2200	100		149,094
75 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =				149,094

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	700	50	1,204
Total Estimated Land Improvements True Cash Value =					1,204

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

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	66.92	0.00	2.11	1872	129,224

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(17) Garages

Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)	Base Cost	11.27	672	7,573
Class:C Exterior: Block Foundation: 18 Inch (Unfinished)	Base Cost	27.10	240	6,504
Mechanical Doors	350.00	1	350	

County Multiplier = 1.38 => Cost New = 214,540

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 193,086

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	1872	21,434
County Multiplier = 1.38 => Cost New = 29,579			
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 14,790			

(16) Breezeways

Frame Wall,Unfinished	23.25	120	2,790
County Multiplier = 1.38 => Cost New = 3,850			
Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 3,773			

Total Depreciated Cost = 211,649
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 296,308

2017 Est. T.C.V. 009-620-004-00 = 446,606
Est. TCV/Total Floor Area = 238.57, Most recent sale 11/03/2016 for 460,000
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.
207,500 207,500 207,500 185,342 0.90

Parcel Number: 009-620-004-00

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2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,800	0	0	37,958	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	223,300	223,300	223,300	187,010	223,300	0

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009-620-006-00 2017 Est. T.C.V. MARCUS BRIAN G & ELIZABETH
 Property Class: 401 7794 W FOREST DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	100.00	100.00	0.8409	1.0000	2200	100		184,997
100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								184,997

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	434	0	0
Shed: Wood Frame	10.27	1.00	96	71	700
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 =					1,650

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 = 1358 SF Floor Area = 1358 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Block Slab 56.90 -9.71 0.00 1358 64,084

Other Additions/Adjustments Rate Size Cost

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

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

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(15) Built-Ins & Fireplaces
 Appliance Allowance 1415.00 1 1,415
 Fireplace: Interior 1 Story 2900.00 1 2,900

(16) Porches
 CCP (1 Story), Standard 33.55 63 2,114

(17) Garages
 Class:CD Exterior: Block Foundation: 42 Inch (Unfinished)
 Base Cost 28.95 240 6,948
 Mechanical Doors 350.00 1 350

County Multiplier = 1.42 => Cost New = 116,959

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 70,176
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 98,246

2017 Est. T.C.V. 009-620-006-00 = 284,893

Est. TCV/Total Floor Area = 209.79, Most recent sale 08/16/2009 for 245,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
125,900	125,900	125,900	125,900	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	16,500	0	1,133	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
142,400	142,400	142,400	127,033	127,033	0	

009-620-008-00 2017 Est. T.C.V. CLEARY LAWRENCE E & CHRISTINE
 Property Class: 401 7764 W FOREST DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	53	0	0
Shed: Wood Frame	10.45	1.00	48	94	471
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 =					2,249

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

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	52.54	-10.25	-1.89	720	29,088

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

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

County Multiplier = 1.38 => Cost New = 46,002

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 25,301
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 35,422

2017 Est. T.C.V. 009-620-008-00 = 157,671

Est. TCV/Total Floor Area = 218.99, Most recent sale 08/01/2001 for 165,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
73,100	73,100	73,100	65,536	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	0	589	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
78,800	78,800	78,800	66,125	66,125	0	

009-620-009-00 2017 Est. T.C.V. OSBORN REV DOUGLAS, TRUSTEE
 Property Class: 401 7750 W FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	100.00	100.00	0.8409	1.0000	2200	100		184,997
100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								184,997

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Patio Blocks	6.84	1.00	24	61	100
Total Estimated Land Improvements True Cash Value =					100

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 640 SF Floor Area = 640 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	54.21	-10.56	0.66	640	28,358

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
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(16) Porches

CGEP (1 Story), Standard	42.29	96	4,060
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(17) Garages

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

Base Cost	24.85	200	4,970
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 57,905

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 31,848

ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 44,587

2017 Est. T.C.V. 009-620-009-00 = 229,684

Est. TCV/Total Floor Area = 358.88

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
99,700	99,700	99,700	79,884	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	15,100	0	0	718	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
114,800	114,800	114,800	80,602	80,602	0

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009-620-011-00 2017 Est. T.C.V. VANDRIE IRENE J
 Property Class: 401 7728 FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	60.00	100.00	0.9554	1.0000	2400	100		137,584
60 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								137,584

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1700 SF Floor Area = 1700 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	61.64	-8.49	0.00	1436	76,323
1	Story Siding	Crawl Space	61.64	-8.49	0.00	264	14,032

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	29.85	100	2,985
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	19.47	560	10,903
Automatic Doors	375.00	1	375
Storage area over garage	3.95	375	1,481
Class:CD Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	24.24	280	6,787
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 170,428

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 127,821

Separately Depreciated Items:

Square footage # 2 is depreciated at 97 %Good...	Base Cost Was =	14,032
County Multiplier = 1.38 =>	Cost New =	19,364
Phy/Ab.+hy/Func/Econ/Comb.%Good= 22/100/100/100/22.0,	Depr.Cost =	4,260
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 =		184,914

2017 Est. T.C.V. 009-620-011-00 = 323,448

Est. TCV/Total Floor Area = 190.26, Most recent sale 09/01/2001 for 150,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
141,100	141,100	141,100	130,539	0.90

Parcel Number: 009-620-011-00

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2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,600	0	0	1,174	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	161,700	161,700	161,700	131,713	131,713	131,713

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009-620-012-00 2017 Est. T.C.V. VANDRIE IRENE
 Property Class: 402 W FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	34.00	100.00	1.1012	1.0000	2400	100		89,859
34 Actual Front Feet, 0.08 Total Acres							Total Est. Land Value =	89,859

2017 Est. T.C.V. 009-620-012-00 = 89,859

Est. TCV/Total Floor Area = 52.86

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,400	40,400	40,400	34,102	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,500	0	0	306	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,900	44,900	44,900	34,408	34,408	34,408	

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009-620-013-00 2017 Est. T.C.V. MORGAN COURTNEY E
 Property Class: 401 7710 W FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	44.00	100.00	1.0325	1.0000	2400	100		109,029
44 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								109,029

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	72	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 1.75S Cls C+10 Blt 1948

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 844 SF Floor Area = 1312 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	111.13	0.00	0.00	624	69,345
1	Story Siding	Crawl Space	76.52	-11.25	0.00	220	14,359

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	10.65	200	2,130
CGEP (1 Story), Standard	74.14	35	2,595

(16) Deck/Balcony

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

Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	17.55	576	10,109
Automatic Doors	375.00	1	375
Class:C Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	27.10	128	3,469
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 161,355

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 104,881
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 146,833

2017 Est. T.C.V. 009-620-013-00 = 256,812

Est. TCV/Total Floor Area = 195.74

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
117,800	117,800	117,800	83,509	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,600	0	0	751	0	0

Parcel Number: 009-620-013-00

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
128,400	128,400	128,400	84,260	84,260	0

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009-620-014-00 2017 Est. T.C.V. PALLAY DAVID & SHARON
 Property Class: 401 7686 W FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	100.00	100.00	0.8409	1.0000	2200	100		184,997
100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								184,997

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	960	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 1940

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 1366 SF Floor Area = 1366 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 56.08 -8.07 1.87 1366 68,136

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

(17) Garages
 Class:CD Exterior: Block Foundation: 42 Inch (Unfinished)
 Base Cost 28.95 240 6,948
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 115,270

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 69,162
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 96,827

2017 Est. T.C.V. 009-620-014-00 = 282,774

Est. TCV/Total Floor Area = 207.01, Most recent sale 07/01/2001 for 250,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
125,200	125,200	125,200	125,200	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,200	0	0	1,126	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
141,400	141,400	141,400	126,326	126,326	0	

009-620-016-00 2017 Est. T.C.V. HUNT BAZIL & JUDY
Property Class: 401 7678 W FOREST DR
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	1200	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	512	0	0
D/W/P: 3.5 Concrete	3.44	1.00	66	0	0
Shed: Wood Frame	10.24	1.00	168	94	1,617
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 =					6,367

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C+10 Blt 2002

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1328 SF Floor Area = 2624 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	105.22	0.00	3.70	1328	144,646
1	Story Siding	Overhang	37.17	0.00	0.00	300	11,151

Other Additions/Adjustments Rate Size Cost

(1) Exterior

Stone Veneer	10.25	160	1,640
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(9) Basement Finish

Basement Recreation Finish	11.45	1000	11,450
Walk out Basement Door(s)	775.00	2	1,550

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: 2nd on Same Stack	2650.00	1	2,650
Fireplace: Prefab 2 Story	2505.00	1	2,505
Fireplace: Direct-Vented Gas	1200.00	1	1,200

(16) Porches

CCP (1 Story), Standard	33.92	68	2,307
WPP, Standard	7.68	512	3,932

(16) Deck/Balcony

Treated Wood,Standard	7.04	202	1,422
Treated Wood,Standard	7.70	132	1,016
Treated Wood,Standard	8.51	92	783

(17) Garages

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

Base Cost	24.55	480	11,784
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

Parcel Number: 009-620-016-00

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County Multiplier = 1.38 =>	Cost New =	287,658
Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost =	258,892
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 =>	TCV of Bldg: 1 =	362,449

2017 Est. T.C.V. 009-620-016-00 = 488,816

Est. TCV/Total Floor Area = 186.29, Most recent sale 12/19/2013 for 450,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
225,200	225,200	225,200	218,453	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	19,200	0	0	1,966	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
244,400	244,400	244,400	220,419	220,419	0

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009-620-017-00	2017 Est. T.C.V.	MOULTON CRAIG A
Property Class: 401		7670 W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
* Factors * LOTS 17 & 18

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	100.00	100.00	0.8409	1.0000	2200	100		184,997
100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								184,997

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	1200	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 1.75S Cls C+10 Blt 1990

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1473 SF Floor Area = 2201 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	100.50	-9.70	2.15	672	62,462
1	Story Siding	Crawl Space	69.26	-9.70	1.22	353	21,455
1.5	Story Siding	Crawl Space	88.21	-9.70	1.83	448	35,992

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior Brick Veneer	8.25	192	1,584

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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, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces	Appliance Allowance	1915.00	1	1,915
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(16) Porches	CPP, Standard	12.64	156	1,972
	WPP, Standard	9.98	242	2,415

(16) Deck/Balcony	Treated Wood, Standard	6.47	376	2,433
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(17) Garages	Class:BC Exterior: Siding Foundation: 42 Inch (Finished)			
	Base Cost	26.30	624	16,411
	Common Wall: 1 Wall	-1425.00	1	-1,425
	Automatic Doors	425.00	1	425
	Class:D Exterior: Pole Foundation: 18 Inch (Finished)			
	Base Cost	20.72	280	5,802

County Multiplier = 1.38 => Cost New = 220,888

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 187,755
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 262,856

2017 Est. T.C.V. 009-620-017-00 = 452,603
Est. TCV/Total Floor Area = 205.64

Parcel Number: 009-620-017-00

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2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
201,900	201,900	201,900	200,853	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,400	0	0	1,807	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
226,300	226,300	226,300	202,660	202,660	0	

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009-620-019-00 2017 Est. T.C.V. ANDERSON DAVID W
 Property Class: 401 7634 W FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

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

(11) Heating System: Wall/Floor Furnace

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	62.23	-10.84	-1.63	864	42,993

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing
 Average Fixture(s) 630.00 1 630

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

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

(17) Garages
 Class:CD Exterior: Block Foundation: 18 Inch (Unfinished)
 Base Cost 25.95 180 4,671
 Mechanical Doors 350.00 1 350

County Multiplier = 1.42 => Cost New = 81,059

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 48,635
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 68,089

2017 Est. T.C.V. 009-620-019-00 = 189,039

Est. TCV/Total Floor Area = 218.80

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
87,800	87,800	87,800	81,644	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,700	0	734	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
94,500	94,500	94,500	82,378	82,378	82,378

009-620-020-00 2017 Est. T.C.V. ARDIS WILLIAM ETAL
 Property Class: 401 7624 W FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 1951

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 963 SF Floor Area = 963 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	71.12	-12.49	0.00	963	56,461

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: Interior 1 Story	3250.00	1	3,250

(16) Porches

CCP (1 Story), Standard	26.43	126	3,330
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County Multiplier = 1.38 => Cost New = 97,777

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 63,555
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 88,977

2017 Est. T.C.V. 009-620-020-00 = 210,877

Est. TCV/Total Floor Area = 218.98

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
98,500	98,500	98,500	58,799	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,900	0	0	529	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
105,400	105,400	105,400	59,328	59,328	0

009-620-021-00 2017 Est. T.C.V. LEVANDOWSKI RICHARD & CLARISSA
 Property Class: 401 7620 W FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.07	1.00	80	80	773
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 =					1,248

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 908 SF Floor Area = 1369 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	68.52	-10.04	0.00	908	53,100
1	Story Siding	Overhang	39.74	0.00	0.00	461	18,320

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

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

Treated Wood, Standard	7.13	192	1,369
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	19.20	576	11,059
Mechanical Doors	350.00	1	350
Class:C Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	27.10	218	5,908
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 148,540

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 89,124

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood, Standard	7.90	120	948
County Multiplier = 1.38 => Cost New =			1,308
Phy/Ab.Phy/Func/Econ/Comb.%Good= 81/100/100/100/81.0, Depr.Cost =			1,060

Total Depreciated Cost = 90,183

Parcel Number: 009-620-021-00		Page: 2				
ECF (403 - LAKE MISSAUKEE AREA RES)		1.400 => TCV of Bldg: 1 = 126,257				
2017 Est. T.C.V. 009-620-021-00		= 247,505				
Est. TCV/Total Floor Area = 180.79						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
117,300	117,300	117,300	87,522	0.90		
2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,500	0	0	787	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
123,800	123,800	123,800	88,309	88,309	88,309	

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009-620-022-00 2017 Est. T.C.V. ELZINGA MONTY L TRUSTEE
 Property Class: 401 7610 W FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	78	0	0
Shed: Wood Frame	10.72	1.00	140	94	1,410

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 =					2,360

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+10 Blt 1972

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1086 SF Floor Area = 1384 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Slab	83.78	-12.75	2.67	576	42,451
1	Story Siding	Slab	72.84	-12.75	2.11	202	12,564
1.5	Story Siding	Slab	92.75	-12.75	3.16	308	25,613

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 WPP, Standard 18.08 57 1,031

(16) Deck/Balcony
 Treated Wood,Standard 9.89 57 564
 Treated Wood,Standard 6.51 346 2,252
 Treated Wood,Standard 9.31 68 633
 Treated Wood,Standard 7.39 160 1,182

County Multiplier = 1.38 => Cost New = 133,450

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 94,750
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 132,650

Cost Est. for Res. Bldg: 2 Single Family 1S Cls D Blt 0

(11) Heating System: Space Heater

Ground Area = Size for Rates = 345 SF Floor Area = 345 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	63.46	-11.86	-1.89	345	17,150

Other Additions/Adjustments Rate Size Cost

(14) Water/Sewer
 Public Sewer 912.00 1 912

(16) Deck/Balcony			
Treated Wood,Standard	6.24	254	1,585

(17) Garages			
Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	22.69	339	7,692
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 38,176

Notes: GUEST HOUSE: GARAGE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,	Depr.Cost =	27,105
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 2 =		37,947

2017 Est. T.C.V. 009-620-022-00 = 292,957

Est. TCV/Total Floor Area = 169.44

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
135,500	135,500	135,500	90,471	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,000	0	0	814	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
146,500	146,500	146,500	91,285	91,285	0

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009-620-023-00 2017 Est. T.C.V. MORROW RICHARD
 Property Class: 401 7600 W FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+10 Blt 1955

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1772 SF Floor Area = 2354 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	67.44	-9.24	0.00	1190	69,258
2	Story Siding	Slab	106.66	-11.46	0.00	582	55,406

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	36.90	50	1,845
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(16) Deck/Balcony

Treated Wood,Standard	6.14	607	3,727
Treated Wood,Standard	7.29	176	1,283

(17) Garages

Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	19.55	448	8,758
Mechanical Doors	350.00	1	350
Class:C Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	23.52	324	7,620
Mechanical Doors	350.00	1	350

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT)	3.75	324	1,215
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County Multiplier = 1.38 => Cost New = 222,870

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 158,238
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 221,533

2017 Est. T.C.V. 009-620-023-00 = 342,483
 Est. TCV/Total Floor Area = 145.49

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
157,600	157,600	157,600	118,243	0.90

Parcel Number: 009-620-023-00

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2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	13,600	0	0	1,064	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	171,200	171,200	171,200	119,307	119,307	0

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009-620-025-00	2017 Est. T.C.V.	HOEWE JOAN L & MICHAEL P
Property Class: 401		7580 W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	100.00	100.00	0.8409	1.0000	2200	100		184,997
100 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 184,997

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2176 SF Floor Area = 2176 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	72.04	0.00	1.85	2156	159,307
1	Story Siding	Overhang	38.92	0.00	0.00	20	778

Other Additions/Adjustments Rate Size Cost

(1) Exterior							
Stone Veneer		11.20			168		1,882

(9) Basement Finish

Basement Recreation Finish		13.50			1500		20,250
Walk out Basement Door(s)		1025.00			1		1,025

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(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

(14) Water/Sewer

Public Sewer		1487.00			1		1,487
Well, 200 Feet		5700.00			1		5,700

(15) Built-Ins & Fireplaces

Appliance Allowance		2610.00			1		2,610
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(16) Porches

CCP (1 Story), Standard		30.87			112		3,457
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(16) Deck/Balcony

Treated Wood, Standard		7.05			516		3,638
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(17) Garages

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

Base Cost		20.95			1080		22,626
Common Wall: 1 Wall		-1425.00			1		-1,425
Automatic Doors		425.00			2		850

County Multiplier = 1.38 => Cost New = 316,269

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 290,967
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 407,354

2017 Est. T.C.V. 009-620-025-00 = 594,726

Est. TCV/Total Floor Area = 273.31

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

Parcel Number: 009-620-025-00

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	274,500	274,500	274,500	250,990	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	22,900	0	0	2,258	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	297,400	297,400	297,400	253,248	253,248	253,248

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009-620-026-00 2017 Est. T.C.V. LONSBERRY JEAN L
 Property Class: 401 7570 W FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.85	1.00	120	73	863
Total Estimated Land Improvements True Cash Value =					863

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 = 1820 SF Floor Area = 1820 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	53.63	-9.04	0.00	572	25,505
1	Story Siding	Crawl Space	53.63	-7.48	0.00	624	28,798
1	Story Siding	Crawl Space	53.63	-7.48	0.00	624	28,798

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
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County Multiplier = 1.38 => Cost New = 123,815

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 92,861

Separately Depreciated Items:

Square footage # 2 is depreciated at 80 %Good...	Base Cost Was =	28,798
County Multiplier = 1.38 =>	Cost New =	39,741
Phy/Ab.+hy/Func/Econ/Comb.%Good= 5/100/100/100/5.0,	Depr.Cost =	1,987
Square footage # 3 is depreciated at 90 %Good...	Base Cost Was =	28,798
County Multiplier = 1.38 =>	Cost New =	39,741
Phy/Ab.+hy/Func/Econ/Comb.%Good= 15/100/100/100/15.0,	Depr.Cost =	5,961

(16) Deck/Balcony

Treated Wood,Standard	6.59	240	1,582
County Multiplier = 1.38 =>	Cost New =	2,183	
Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,	Depr.Cost =	1,746	

Total Depreciated Cost = 102,555
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 143,577

2017 Est. T.C.V. 009-620-026-00 = 264,440

Est. TCV/Total Floor Area = 145.30					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
124,200	124,200	124,200	87,832	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,000	0	790	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
132,200	132,200	132,200	88,622	88,622	0

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009-620-027-00 2017 Est. T.C.V. DREWS KENNETH P & IRENE A
 Property Class: 401 7558 W FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	41.00	102.00	1.0509	1.0000	2400	100		103,405
41 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								103,405

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.92	1.00	128	71	993
Total Estimated Land Improvements True Cash Value =					993

Cost Est. for Res. Bldg: 1 Single Family 1.5S C1s C+5 B1t 2015

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1232 SF Floor Area = 1848 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	86.59	-9.71	3.01	1232	98,424

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	9.24	301	2,781
WCP (1 Story), Standard	71.16	13	925

(16) Deck/Balcony

Treated Wood, Standard	18.11	18	326
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(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
Storage area over garage	3.95	392	1,548

County Multiplier = 1.38 => Cost New = 179,534

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 177,739
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 248,835

2017 Est. T.C.V. 009-620-027-00 = 353,233

Est. TCV/Total Floor Area = 191.14, Most recent sale 08/01/2000 for 164,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
162,100	162,100	162,100	155,306	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,500	0	0	1,397	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
176,600	176,600	176,600	156,703	156,703	156,703

009-620-028-00 2017 Est. T.C.V. MCDANIEL MARY F REV TRUST
 Property Class: 401 7552 W FOREST DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	41.00	102.00	1.0509	1.0000	2400	100		103,405
41 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								103,405

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 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	64.31	-9.15	0.00	1045	57,642
1	Story Siding	Crawl Space	64.31	-9.15	0.00	240	13,238

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Breezeways
 Frame Wall,Finished 27.75 84 2,331

County Multiplier = 1.38 => Cost New = 108,501

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 70,525

Separately Depreciated Items:

Square footage # 2 is depreciated at 89 %Good... Base Cost Was = 13,238
 County Multiplier = 1.38 => Cost New = 18,269
 Phy/Ab.+hy/Func/Econ/Comb.%Good= 24/100/100/100/24.0, Depr.Cost = 4,385

(16) Deck/Balcony
 Treated Wood,Standard 6.78 256 1,736
 County Multiplier = 1.38 => Cost New = 2,395
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0, Depr.Cost = 2,132

(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 17.55 576 10,109
 County Multiplier = 1.38 => Cost New = 13,950
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = 11,997

Total Depreciated Cost = 89,039
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 124,654

2017 Est. T.C.V. 009-620-028-00 = 229,009
 Est. TCV/Total Floor Area = 178.22

Parcel Number: 009-620-028-00

Page: 2

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
107,100	107,100	107,100	90,696	0.90		
2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,400	0	0	816	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
114,500	114,500	114,500	91,512	91,512	0	

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009-620-029-00 2017 Est. T.C.V. LEVINE JERRY & ROBIN
 Property Class: 401 7555 W FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 8K					8000	100		8,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	8,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.24	1.00	160	71	937
Total Estimated Land Improvements True Cash Value =					937

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1935

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	50.45	-9.87	-1.89	840	32,500

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
 CGEP (1 Story), Standard 26.52 288 7,638

(16) Deck/Balcony
 Treated Wood,Standard 6.18 272 1,681
 Treated Wood,Standard 9.40 50 470

County Multiplier = 1.38 => Cost New = 65,530

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 39,318

Separately Depreciated Items:

(16) Deck/Balcony
 Treated Wood,Standard 7.04 134 943

County Multiplier = 1.38 => Cost New = 1,302
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost = 1,068

Total Depreciated Cost = 40,385
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 42,405

2017 Est. T.C.V. 009-620-029-00 = 51,342

Est. TCV/Total Floor Area = 61.12, Most recent sale 06/15/2015 for 85,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
27,500	27,500	27,500	27,500	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,800	0	0	-1,800	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
25,700	25,700	25,700	27,747	25,700	0

009-620-030-00	2017 Est. T.C.V.	1850 DIVISION STREET LLC
Property Class: 401		1850 S DIVISION ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 8K					8000	100		8,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	8,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	8.92	1.00	99	71	627
Total Estimated Land Improvements True Cash Value =					627

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

(11) Heating System: Electric Baseboard

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	72.02	-10.65	-0.27	725	44,298

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces
Appliance Allowance

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1915.00	1	1,915
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(16) Porches

WGEP (1 Story), Standard	55.56	56	3,111
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County Multiplier = 1.38 => Cost New = 75,101

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 52,571
ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 55,199

2017 Est. T.C.V. 009-620-030-00 = 63,826

Est. TCV/Total Floor Area = 88.04, Most recent sale 08/05/2005 for 104,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,000	34,000	34,000	28,624	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,100	0	257	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,900	31,900	31,900	28,881	28,881	0	

009-620-031-00	2017 Est. T.C.V.	FOX DENNIS J
Property Class: 401		1870 S DIVISION ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
* Factors * LOTS 31,32,33 & 34

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100	LOTS 31 & 32	25,000
<Site Value C> GROUP C 5K SITE					5000	100		5,000
174 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								30,000

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1312 SF Floor Area = 1312 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	45.90	-7.82	0.48	1312	50,591

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Sewer	912.00	1	912
Well, 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

WGEP (1 Story), Standard	23,74	384	9,116
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(16) Deck/Balcony

Treated Wood, Standard	6.04	320	1,933
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County Multiplier = 1.38 => Cost New = 96,651

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 53,158

Separately Depreciated Items:

(17) Garages

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

Base Cost	14.60	720	10,512
County Multiplier = 1.38 =>		Cost New =	14,507
Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0,		Depr.Cost =	11,315

Total Depreciated Cost = 64,473

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 67,697

2017 Est. T.C.V. 009-620-031-00 = 97,697

Est. TCV/Total Floor Area = 74.46

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
47,700	47,700	47,700	38,410	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,100	0	345	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,800	48,800	48,800	38,755	38,755	38,755	

009-620-035-00 2017 Est. T.C.V. ORTIZ REYES S
 Property Class: 401 1871 W POPLAR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100	LOT 35	25,000
145 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	25,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	540	81	1,505
Total Estimated Land Improvements True Cash Value =					1,505

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 700 SF Floor Area = 1050 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	96.97	0.00	0.00	700	67,879

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Living Finish	17.25	350	6,038
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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 1 Story	3875.00	1	3,875

(16) Deck/Balcony

Treated Wood,Standard	6.54	336	2,197
Treated Wood,Standard	9.52	64	609
Treated Wood,Standard	7.34	168	1,233

(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 = 137,658

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 96,361

Separately Depreciated Items:

(16) Deck/Balcony

Pine w/Roof,Standard	14.60	336	4,906
County Multiplier = 1.38 =>		Cost New =	6,770
Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0,		Depr.Cost =	6,228

Total Depreciated Cost = 102,589
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 107,718

2017 Est. T.C.V. 009-620-035-00 = 134,223
 Est. TCV/Total Floor Area = 127.83

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
78,300	78,300	78,300	57,197	0.90

Parcel Number: 009-620-035-00

Page: 2

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-11,200	0	0	514	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	67,100	67,100	67,100	57,711	57,711	57,711

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009-620-038-00 2017 Est. T.C.V. GILL KEVIN G
 Property Class: 401 7575 FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100	LOT 38	25,000
<Site Value C> GROUP C 5K SITE					5000	100	LOT 39	5,000
162 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =								30,000

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	306	50	526
Shed: Wood Frame	11.06	1.00	120	50	663
Total Estimated Land Improvements True Cash Value =					1,189

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1236 SF Floor Area = 1236 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	64.72	0.00	0.00	1236	79,994

Other Additions/Adjustments Rate Size Cost

(1) Exterior

Brick Veneer	8.25	352	2,904
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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: Interior 1 Story	3250.00	1	3,250

(16) Porches

CPP, Standard	24.21	36	872
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(17) Garages

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

Base Cost	19.27	572	11,022
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 145,250

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 101,675
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 106,759

2017 Est. T.C.V. 009-620-038-00 = 137,948
 Est. TCV/Total Floor Area = 111.61

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
75,700	75,700	75,700	54,646	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-6,700	0	0	491	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
69,000	69,000	69,000	55,137	55,137	55,137

009-620-041-00 2017 Est. T.C.V. MOORE ROGER W & CINDY J
 Property Class: 401 7601 W FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * LOTS 41 & 42

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 8K					8000	100		8,000
62 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.15	1.00	100	71	721
Total Estimated Land Improvements True Cash Value =					721

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1880 SF Floor Area = 1880 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	53.41	-7.41	0.00	1400	64,400
1	Story Siding	Basement	53.41	0.00	0.00	480	25,637

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	32.55	68	2,213
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(17) Garages

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

Base Cost	25.77	288	7,422
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 149,477
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 97,160

Separately Depreciated Items:

Square footage # 2 is depreciated at 75 %Good...	Base Cost Was =	25,637
County Multiplier = 1.38 =>	Cost New =	35,379
Phy/Ab.+hy/Func/Econ/Comb.%Good= 10/100/100/100/10.0,	Depr.Cost =	3,538
ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 =		105,733

2017 Est. T.C.V. 009-620-041-00 = 114,454
 Est. TCV/Total Floor Area = 60.88

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
65,300	65,300	65,300	50,232	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,100	0	452	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
57,200	57,200	57,200	50,684	50,684	0

009-620-043-00 2017 Est. T.C.V. MOORE ROGER W & CINDY JO
 Property Class: 402 S POPLAR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 5K SITE					5000	100		5,000
<Site Value A> GROUP A 8K					8000	100		8,000
<Site Value C> GROUP C 5K SITE					5000	100		5,000
183 Actual Front Feet, 0.42 Total Acres Total Est. Land Value =								18,000

2017 Est. T.C.V. 009-620-043-00 = 18,000

Est. TCV/Total Floor Area = 9.57

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
12,500	12,500	12,500	4,239	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-3,500	0	0	38	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,000	9,000	9,000	4,277	4,277	0

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009-620-047-00	2017 Est. T.C.V.	MOORE ROGER W & CINDY JO
Property Class: 402		BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
* Factors * LOTS 47&48

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 8K					8000	100		8,000
68 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	8,000

2017 Est. T.C.V. 009-620-047-00 = 8,000

Est. TCV/Total Floor Area = 4.26

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	1,482	0.90		
2017 New Eq. Adjustment	Loss	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	0	13	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	1,495	1,495	0	

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009-620-049-00 2017 Est. T.C.V. MOORE ROGER W & CINDY JO
 Property Class: 402 BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * LOTS 49 & 50

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 8K					8000	100		8,000
100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	8,000

2017 Est. T.C.V. 009-620-049-00 = 8,000

Est. TCV/Total Floor Area = 4.26

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,000	10,000	10,000	1,906	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-6,000	0	0	17	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	1,923	1,923	0	

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009-620-051-00 2017 Est. T.C.V. ARDIS WILLIAM ETAL
Property Class: 401 W FOREST DR
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *		E 1/2 OF LOTS 51 & 52				
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 8K					8000 100	8,000
52 Actual Front Feet, 0.14 Total Acres			Total Est. Land Value =			8,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	600	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 GRG Cls C+5 Blt 2014

(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
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(16) Porches

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

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

Base Cost			15.59			893	13,922
Automatic Doors			375.00			1	375

County Multiplier = 1.38 =>

Cost New = 19,365

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 19,172

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 20,130

2017 Est. T.C.V. 009-620-051-00 = 30,505

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,200	19,200	19,200	13,640	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-3,900	0	0	122	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,300	15,300	15,300	13,762	13,762	0	

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009-620-051-50 2017 Est. T.C.V. ANDERSON DAVID W
 Property Class: 401 W FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 8K					8000	100		8,000
52 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.29	1.00	54	72	400
Total Estimated Land Improvements True Cash Value =					400

2017 Est. T.C.V. 009-620-051-50 = 8,400

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
7,700	7,700	7,700	7,700	0.90

2017	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		-3,500	0	0	-3,500	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,200	4,200	4,200	7,769	4,200	4,200

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009-620-053-00 2017 Est. T.C.V. MOULTON CRAIG A TTEE &
 Property Class: 401 W FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * W1/2 LOTS 53 - 58

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 5K SITE					5000	100		5,000
<Site Value C> GROUP C 5K SITE					5000	100		5,000
150 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.17	1.00	77	94	881
Total Estimated Land Improvements True Cash Value =					881

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C+10 Blt 2013

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 0 SF Floor Area = 1089 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Overhang	49.33	0.00	0.00	1089	53,720

Other Additions/Adjustments Rate Size Cost

(1) Exterior							
Stone Veneer		10.25		96		984	

(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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(16) Porches							
WPP, Standard		14.91		97		1,446	

(17) Garages							
Class:C Exterior: Siding Foundation: 42 Inch (Finished)							
Base Cost		17.35		1089		18,894	
Automatic Doors		375.00		3		1,125	
Class:C Exterior: Siding Foundation: 42 Inch (Finished)							
Base Cost		26.67		403		10,748	
Automatic Doors		375.00		1		375	

County Multiplier = 1.38 => Cost New = 126,842

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 121,769
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 127,857

2017 Est. T.C.V. 009-620-053-00 = 138,738
 Est. TCV/Total Floor Area = 127.40, Most recent sale 07/01/2005 for 15,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
81,500	81,500	81,500	62,776	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-12,100	0	564	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
69,400	69,400	69,400	63,340	63,340	0	

009-620-055-00 2017 Est. T.C.V. MORROW RICHARD
 Property Class: 401 7600 W FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * E1/2 LOTS 53 - 58

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 5K SITE					5000	100		5,000
<Site Value C> GROUP C 5K SITE					5000	100		5,000
150 Actual Front Feet, 0.32 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: Crushed Rock	1.24	1.00	400	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.1	95	95
Total Estimated Land Improvements True Cash Value =					95

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C+5 Blt 2009

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

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

Other Additions/Adjustments Rate Size Cost

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

Base Cost	10.13	1800	18,234
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 25,646

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 24,364
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 25,582

2017 Est. T.C.V. 009-620-055-00					=	35,677
Est. TCV/Total Floor Area = 0.00						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,300	25,300	25,300	14,629	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-7,500		0	0	131	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,800	17,800	17,800	14,760	14,760	0	

009-620-059-00 2017 Est. T.C.V. BYTZ PAUL L & ANNA M
Property Class: 402 MAPLE AVE
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
* Factors * LOTS 59 - 62

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 5K SITE					5000	100		5,000
400 Actual Front Feet, 0.46 Total Acres					Total Est. Land Value =			5,000

2017 Est. T.C.V. 009-620-059-00 = 5,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
12,500	5,000	5,000	2,860	0.90						
0	-2,500	0								0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-						PRE/MBT
2,500	2,500	2,500	2,885	2,500						0

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009-620-063-00 2017 Est. T.C.V. BYTZ PAUL L & ANNA M
 Property Class: 401 7685 W FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * LOTS 63 & 64

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 8K					8000	100		8,000
88 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	8,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	760	0	0
D/W/P: Asphalt Paving	1.42	1.00	450	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1200 SF Floor Area = 1200 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	51.33	-9.93	0.72	1200	50,544

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CCP (1 Story), Standard	24.21	128	3,099
CGEP (1 Story), Standard	31.52	181	5,705

(17) Garages

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

Base Cost	14.08	780	10,982
Common Wall: 1 Wall	-975.00	1	-975
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 105,470
 Notes: FORMERLY A GARAGE - BEDROOMS DOORS NOT CLOSING IN WINTER - SLAB HEAVING

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 84,376
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 88,595

2017 Est. T.C.V. 009-620-063-00 = 97,545
 Est. TCV/Total Floor Area = 81.29, Most recent sale 04/01/2002 for 130,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
76,600	54,000	54,000	54,000	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,200	0	0	-5,200	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
48,800	48,800	48,800	54,486	48,800	0

009-620-065-00 2017 Est. T.C.V. VOELKER PATRICK W & LINDA TRUST
 Property Class: 401 W FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 5K SITE					5000	90	PRT OF LOT 65	4,500
37 Actual Front Feet, 0.09 Total Acres Total Est. Land Value =								4,500

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.95	1.00	108	72	696
Total Estimated Land Improvements True Cash Value =					696

2017 Est. T.C.V. 009-620-065-00 = 5,196

Est. TCV/Total Floor Area = 4.33

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,800	4,800	4,800	1,482	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,200	0	0	13	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,600	2,600	2,600	1,495	1,495	0	

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009-620-065-50 2017 Est. T.C.V. MORGAN PATRICIA
 Property Class: 402 W FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 5K SITE					5000	50	PRT OF LOT 50	2,500
37 Actual Front Feet, 0.09 Total Acres							Total Est. Land Value =	2,500

2017 Est. T.C.V. 009-620-065-50 = 2,500

Est. TCV/Total Floor Area = 2.08

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
2,500	2,500	2,500	1,059	0.90

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,200	0	0	9	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,300	1,300	1,300	1,068	1,068	0

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009-620-066-00	2017 Est. T.C.V.	BYTZ PAUL & ANA
Property Class: 402		MAPLE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * LOTS 66 & 67

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 8K					8000	100		8,000
100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	8,000

2017 Est. T.C.V. 009-620-066-00 = 8,000

Est. TCV/Total Floor Area = 6.67, Most recent sale 07/29/2014 for 38,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
10,000	7,500	7,500	7,500	0.90

2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-3,500	0	-3,500	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,000	4,000	4,000	7,567	4,000	0

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009-620-068-00	2017 Est. T.C.V.	BYTZ PAUL & ANA
Property Class: 402		MAPLE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * LOTS 68, 69, 70

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 8K					8000	100		8,000
150 Actual Front Feet, 0.34 Total Acres					Total Est.		Land Value =	8,000

2017 Est. T.C.V. 009-620-068-00 = 8,000

Est. TCV/Total Floor Area = 6.67

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
12,500	7,500	7,500	7,500	0.90	
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	-3,500	0	0	-3,500	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,000	4,000	4,000	7,567	4,000	0

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009-620-075-00 2017 Est. T.C.V. BARRETT KEITH A
 Property Class: 401 1805 S OAK AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 8K					8000	100		8,000
25 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	8,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.00	100	0	0
Fencing: Wd, Picket, 12-24	9.06	1.00	30	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

(11) Heating System: Electric Baseboard

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	72.91	-10.72	-0.28	850	52,624

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CGEP (1 Story), Standard	32.75	200	6,550
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(17) Garages

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

Base Cost	18.29	525	9,602
Common Wall: 1 Wall	-1025.00	1	-1,025
Mechanical Doors	350.00	1	350

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

Base Cost	10.19	1008	10,272
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 116,105

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 81,274
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 85,337

2017 Est. T.C.V. 009-620-075-00 = 93,812

Est. TCV/Total Floor Area = 110.37

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
50,700	50,700	50,700	38,579	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-3,800	0	0	347	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,900	46,900	46,900	38,926	38,926	0

009-620-076-00 2017 Est. T.C.V. BARRETT KEITH
 Property Class: 402 W FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 5K SITE					5000	100		5,000
94 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-620-076-00 = 5,000

Est. TCV/Total Floor Area = 5.88

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	5,000	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,500	0	0	-2,500	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	5,045	2,500	0	

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009-620-077-00 2017 Est. T.C.V. CLEARY LAWRENCE E & CHRISTINE
 Property Class: 402 S OAK AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors * 6 LOTS ALONG OAK AVE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE 7000					7000	100		7,000
<Site Value B> SITE 7000					7000	100	LOTS 81 & 82	7,000
200 Actual Front Feet, 0.61 Total Acres Total Est. Land Value =								14,000

2017 Est. T.C.V. 009-620-077-00	=	14,000			
Est. TCV/Total Floor Area = 16.47, Most recent sale 05/01/2001 for 19,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,000	7,000	7,000	3,640	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	32	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,000	7,000	7,000	3,672	3,672	0

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009-620-083-00	2017 Est. T.C.V.	CLEARY LAWRENCE E & CHRISTINE
Property Class: 402		BIRCH
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors * 3 BACK LOTS & PRT OF 92

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

2017 Est. T.C.V. 009-620-083-00 = 7,000
 Est. TCV/Total Floor Area = 8.24, Most recent sale 09/01/1999 for 5,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,500	3,500	3,500	3,057	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	27	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,500	3,500	3,500	3,084	3,084	0

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009-620-086-00 2017 Est. T.C.V. ROLKA STEVEN R
 Property Class: 402 BIRCH BLUFF
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	7000				7000	100		7,000
311 Actual Front Feet, 0.71 Total Acres							Total Est. Land Value =	7,000

2017 Est. T.C.V. 009-620-086-00 = 7,000

Est. TCV/Total Floor Area = 8.24

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	2,860	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	25	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	2,885	2,885	0	

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009-640-020-00 2017 Est. T.C.V. SILVER MICHAEL & BONNIE
 Property Class: 401 720 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	210.00	289.00	0.6051	1.0000	1100	100		139,790
210 Actual Front Feet, 1.39 Total Acres Total Est. Land Value =								139,790

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	700	0	0
D/W/P: Crushed Rock	1.24	1.00	2500	0	0
Dock: Light posts	21.31	1.00	270	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 1948

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1736 SF Floor Area = 1906 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.43	-8.03	1.82	1056	55,144
1.25	Story Siding	Basement	67.18	0.00	2.30	680	47,246

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, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	40.96	120	4,915
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(17) Garages

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

Base Cost	21.73	441	9,583
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

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

Base Cost	15.95	720	11,484
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 =>

Cost New = 193,179

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 135,225
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 182,554

2017 Est. T.C.V. 009-640-020-00 = 324,719

Est. TCV/Total Floor Area = 170.37, Most recent sale 08/15/2014 for 310,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
159,800	159,800	159,800	156,568	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,600	0	0	1,409	0	0

Parcel Number: 009-640-020-00

Page: 2

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
162,400	162,400	162,400	157,977	157,977	157,977

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009-640-020-95	2017 Est. T.C.V.	OBRIEN KATHLEEN & STOREMSKI LORI
Property Class: 402		SW OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	10.00	321.00	1.0000	1.0000	1100	100		11,000
10 Actual Front Feet, 0.07			Total Acres		Total Est.		Land Value =	11,000

2017 Est. T.C.V. 009-640-020-95	=	11,000			
Est. TCV/Total Floor Area = 5.77					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
5,500	5,500	5,500	5,500	0.90	
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,500	5,500	5,500	5,549	5,500	0

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009-640-024-00 2017 Est. T.C.V. GALVIN TIM A & LUCILLE L
 Property Class: 401 690 SW OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	100.00	259.00	0.7846	1.0000	1100	100		86,304
100 Actual Front Feet, 0.59 Total Acres Total Est. Land Value =								86,304

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	72	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1044 SF Floor Area = 1044 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	59.76	-10.35	0.00	1044	51,584

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	6.20	384	2,381
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(17) Garages

Class:CD Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	17.30	576	9,965
Mechanical Doors	350.00	2	700
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	15.75	672	10,584
Mechanical Doors	350.00	2	700

County Multiplier = 1.42 => Cost New = 115,778

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 69,467
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 90,307

2017 Est. T.C.V. 009-640-024-00 = 177,086

Est. TCV/Total Floor Area = 169.62

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
89,300	89,300	89,300	72,559	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-800	0	653	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
88,500	88,500	88,500	73,212	73,212	0	

009-640-026-00	2017 Est. T.C.V.	LANDRIS BECKY
Property Class: 401		670 SW OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	100.00	239.00	0.7846	1.0000	1100	100		86,304
100 Actual Front Feet, 0.55 Total Acres								Total Est. Land Value = 86,304

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	120	71	293

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	94	940
Total Estimated Land Improvements True Cash Value =					1,233

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

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	63.17	-10.91	0.00	1440	75,254

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) Porches

CCP (1 Story), Standard	38.96	48	1,870
CGEP (1 Story), Standard	30.00	256	7,680

(17) Garages

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

Base Cost	15.95	720	11,484
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 148,213

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 96,338
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 130,057

2017 Est. T.C.V. 009-640-026-00 = 217,594
 Est. TCV/Total Floor Area = 151.11

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
106,600	106,600	106,600	106,600	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,200	0	959	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,800	108,800	108,800	107,559	107,559	107,559	

009-640-028-00 2017 Est. T.C.V. SHANAVER THOMAS E & ROSE M
 Property Class: 401 660 SW OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	100.00	227.00	0.7846	1.0000	1100	100		86,304
100 Actual Front Feet, 0.52 Total Acres Total Est. Land Value =								86,304

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 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+S Cls CD Blt 1968

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1368 SF Floor Area = 1368 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Slab	58.11	-9.69	0.00	1176	56,942
1	Story Siding	Crawl Space	56.06	-8.06	0.00	192	9,216

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

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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	6.81	192	1,308
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(17) Garages

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

Base Cost	15.30	720	11,016
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 121,511

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 66,831

Separately Depreciated Items:

Square footage # 2 is depreciated at 76 %Good...	Base Cost Was =	9,216
County Multiplier = 1.38 =>	Cost New =	12,718
Phy/Ab.+hy/Func/Econ/Comb.%Good= 21/100/100/100/21.0,	Depr.Cost =	2,671
ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 =		90,352

2017 Est. T.C.V. 009-640-028-00 = 177,606

Est. TCV/Total Floor Area = 129.83

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
93,200	93,200	93,200	93,200	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-4,400	0	-4,400	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
88,800	88,800	88,800	94,038	88,800	0	

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009-640-030-00 2017 Est. T.C.V. LYNCH DENNIS P TRUST
 Property Class: 401 630 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	100.00	220.00	0.7846	1.0000	1100	100		86,304
100 Actual Front Feet, 0.51 Total Acres Total Est. Land Value =								86,304

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	1368	0	0
Shed: Wood Frame	9.24	1.00	160	94	1,389

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					3,764

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

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.05	-7.82	1.87	1536	75,418

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
Fireplace: Interior 1 Story	2900.00	1	2,900

(16) Porches

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

Treated Wood, Standard	8.47	80	678
Treated Wood, Standard	11.33	40	453
Treated Wood w/RooF, Standard	23.55	80	1,884
Treated Wood, Standard	11.33	40	453

(17) Garages

Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	17.70	624	11,045

County Multiplier = 1.38 => Cost New = 141,027

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 98,719
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 133,271

2017 Est. T.C.V. 009-640-030-00 = 223,339

Est. TCV/Total Floor Area = 145.40, Most recent sale 08/01/2002 for 238,750

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
109,400	109,400	109,400	109,400	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	984	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
111,700	111,700	111,700	110,384	110,384	0

009-640-032-00 2017 Est. T.C.V. BARRATT DENNIS R
 Property Class: 402 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	100.00	219.00	0.7846	1.0000	1100	100		86,304
100 Actual Front Feet, 0.50 Total Acres							Total Est. Land Value =	86,304

2017 Est. T.C.V. 009-640-032-00 = 86,304

Est. TCV/Total Floor Area = 56.19

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
46,200	46,200	46,200	36,062	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,000	0	0	324	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,200	43,200	43,200	36,386	36,386	0	

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009-640-034-00	2017 Est. T.C.V.	SCHMIEGE C J TRUSTEE
Property Class: 401		590 S OAK DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	100.00	224.00	0.7846	1.0000	1100	100		86,304
100 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	86,304

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	1200	71	2,726
Total Estimated Land Improvements True Cash Value =					2,726

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1162 SF Floor Area = 1162 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.66	-8.43	0.00	1162	57,205

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: Interior 1 Story	2900.00	1	2,900

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(16) Porches

CCP (1 Story), Standard	52.78	24	1,267
CGEP (1 Story), Standard	41.89	108	4,524

(16) Deck/Balcony

Treated Wood, Standard	6.17	433	2,672
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(17) Garages

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

Base Cost	16.20	624	10,109
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 115,950

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 75,367
ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 101,746

2017 Est. T.C.V. 009-640-034-00 = 190,776

Est. TCV/Total Floor Area = 164.18

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
94,400	94,400	94,400	91,014	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	819	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
95,400	95,400	95,400	91,833	91,833	0	

009-640-036-00 2017 Est. T.C.V. FISH STEVE & CYNTHIA G
 Property Class: 401 570 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	100.00	218.00	0.7846	1.0000	1100	100		86,304
100 Actual Front Feet, 0.50 Total Acres							Total Est. Land Value =	86,304

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.85	1.00	120	50	591
Total Estimated Land Improvements True Cash Value =					591

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1971

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1177 SF Floor Area = 1177 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.52	-8.40	0.00	1177	57,814

Other Additions/Adjustments Rate Size Cost

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

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

(15) Built-Ins & Fireplaces
 Appliance Allowance 1415.00 1 1,415
 Fireplace: Interior 1 Story 2900.00 2 5,800

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(16) Porches
 CSEP (1 Story), Standard 22.50 288 6,480

(16) Deck/Balcony
 Treated Wood, Standard 5.92 538 3,185

County Multiplier = 1.38 => Cost New = 107,535

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 69,898
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 94,362

2017 Est. T.C.V. 009-640-036-00 = 181,257

Est. TCV/Total Floor Area = 154.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
89,900	89,900	89,900	61,381	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	700	0	0	552	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
90,600	90,600	90,600	61,933	61,933	0

009-640-038-00	2017 Est. T.C.V.	FISH MICHAEL D & NORMA J
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	50.00	195.00	1.0000	1.0000	1100	100		55,000
50 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	55,000

2017 Est. T.C.V. 009-640-038-00 = 55,000
 Est. TCV/Total Floor Area = 46.73, Most recent sale 08/01/1997 for 137,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
27,500	27,500	27,500	19,368	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	174	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
27,500	27,500	27,500	19,542	19,542	0

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009-640-039-00 2017 Est. T.C.V. FISH MICHAEL D & NORMA J
 Property Class: 401 540 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	50.00	167.00	1.0000	1.0000	1100	100		55,000
50 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								55,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	458	71	1,041
Total Estimated Land Improvements True Cash Value =					1,041

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls CD Blt 1968

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1172 SF Floor Area = 1808 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	82.26	-8.41	0.00	848	62,625
1	Story Siding	Crawl Space	57.57	-8.41	0.00	324	15,928

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Deck/Balcony
 Treated Wood,Standard 5.99 504 3,019

(17) Garages
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 16.80 576 9,677

County Multiplier = 1.38 => Cost New = 132,333

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 86,016
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 116,122

2017 Est. T.C.V. 009-640-039-00 = 172,163

Est. TCV/Total Floor Area = 95.22

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
81,400	81,400	81,400	68,929	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,700	0	0	620	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,100	86,100	86,100	69,549	69,549	0	

009-640-040-00 2017 Est. T.C.V. FISH MICHAEL D & NORMA J
 Property Class: 402 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	50.00	144.00	1.0000	1.0000	1100	100		55,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	55,000

2017 Est. T.C.V. 009-640-040-00 = 55,000

Est. TCV/Total Floor Area = 30.42

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,500	27,500	27,500	16,559	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	149	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,500	27,500	27,500	16,708	16,708	0	

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009-640-042-00	2017 Est. T.C.V.	HARTWIG STEVEN M & CHERYL A
Property Class: 401		510 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE

		* Factors *		LOT 41 & 42				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	50.00	111.00	0.7846	1.0000	1100	100		43,152
GROUP A\$1100/FF	50.00	123.00	0.7846	1.0000	1100	100		43,152
100 Actual Front Feet, 0.27 Total Acres								Total Est. Land Value = 86,304

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

(11) Heating System: Wall/Floor Furnace
 Ground Area = Size for Rates = 696 SF Floor Area = 696 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Crawl Space	55.22	-9.30	-0.78	696	31,417

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	1235.00	1	1,235
(16) Deck/Balcony			
Pine, Standard	5.23	180	941
Pine, Standard	5.67	128	726

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

Base Cost	22.22	280	6,222
Mechanical Doors	325.00	1	325

 County Multiplier = 1.38 => Cost New = 60,552

 Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 33,304
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 43,295

2017 Est. T.C.V. 009-640-042-00	=	129,599			
Est. TCV/Total Floor Area = 186.21					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
66,900	66,900	66,900	58,595	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,100	0	527	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
64,800	64,800	64,800	59,122	59,122	0

009-640-043-00 2017 Est. T.C.V. LEITCH CAROL H
 Property Class: 401 500 S OAK DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	100.00	107.00	0.7846	1.0000	1100	100		86,304
100 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								86,304

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Patio Blocks	6.84	1.00	84	71	408
Shed: Metal Prefab	7.80	1.00	78	45	274
Total Estimated Land Improvements True Cash Value =					682

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

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	50.11	-9.80	-1.89	864	33,195

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

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

Appliance Allowance	1,235.00	1	1,235
Fireplace: Exterior 1 Story	3050.00	1	3,050

County Multiplier = 1.38 => Cost New = 57,052

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 34,231
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 44,500

2017 Est. T.C.V. 009-640-043-00 = 131,486
 Est. TCV/Total Floor Area = 152.18

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
67,800	67,800	67,800	41,413	0.90	0	0	0	372	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
65,700	65,700	65,700	41,785	41,785	0				

009-640-045-00 2017 Est. T.C.V. OSBORN RICHARD HAROLD
 Property Class: 401 470 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	100.00	100.00	0.7846	1.0000	1100	100		86,304
100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	86,304

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	72	71	164
Total Estimated Land Improvements True Cash Value =					164

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 = 1296 SF Floor Area = 1296 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.55	-8.19	0.00	1296	62,675

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

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

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

(16) Deck/Balcony

Treated Wood,Standard	7.32	140	1,025
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(17) Garages

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

Base Cost	16.20	624	10,109
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 115,959

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 75,373
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 101,754

2017 Est. T.C.V. 009-640-045-00 = 188,222
 Est. TCV/Total Floor Area = 145.23

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
93,100	93,100	93,100	60,678	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	546	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
94,100	94,100	94,100	61,224	61,224	0

009-640-047-00 2017 Est. T.C.V. AULER JEFFREY D & CATHY
 Property Class: 401 450 S OAK DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE

		* Factors *		LOTS 47 & 48		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP A\$1100/FF	100.00	97.00	0.7846	1.0000	1100 100	86,304
100 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =						86,304

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.97	1.00	112	74	826
Shed: Metal Prefab	8.83	1.00	60	45	238
Total Estimated Land Improvements True Cash Value =					1,064

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 576 SF Floor Area = 576 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	67.77	-10.15	-2.85	576	31,548

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

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

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

(16) Porches

CGEP (1 Story), Standard	29.48	240	7,075
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(16) Deck/Balcony

Treated Wood, Standard	6.71	210	1,409
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County Multiplier = 1.38 => Cost New = 66,415

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 39,849

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood, Standard	7.27	144	1,047
County Multiplier = 1.38 =>			Cost New = 1,445
Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,			Depr.Cost = 1,084

Total Depreciated Cost = 40,933
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 53,212

2017 Est. T.C.V. 009-640-047-00 = 140,580

Est. TCV/Total Floor Area = 244.06, Most recent sale 02/22/2013 for 140,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
72,200	72,200	72,200	65,422	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,900	0	0	588	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
70,300	70,300	70,300	66,010	66,010	0

009-640-050-00 2017 Est. T.C.V. SMITH SUSAN K TRUST
 Property Class: 401 430 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	100.00	123.00	0.6974	1.0000	1100	100		76,716
GROUP A\$1100/FF	40.00	123.00	0.6974	1.0000	1100	100		30,687
140 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								107,403

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	110	71	269
Total Estimated Land Improvements True Cash Value =					269

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

(11) Heating System: Forced Air w/ Ducts

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

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

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	9.73	60	584
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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
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 124,677

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 81,040
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 109,404

2017 Est. T.C.V. 009-640-050-00 = 217,076

Est. TCV/Total Floor Area = 177.35

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
96,700	96,700	96,700	74,471	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
22,000	-10,200	0	9,646	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,500	108,500	108,500	75,141	75,141	0	