













1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 8 Height per Story Multiplier: 0.960  
 Ave. Floor Area: 1,280 Perimeter: 144 Perim. Multiplier: 1.073  
 Refined Square Foot Cost for Upper Floors: 8.50

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 11.642

Total Floor Area: 1,280 Base Cost New of Upper Floors = 14,902

Reproduction/Replacement Cost = 14,902  
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0  
 Total Depreciated Cost = 14,306

ECF (201C COMMERCIAL GROUP C) 0.850 => TCV of Bldg: 2 = 12,160  
 Replacement Cost/Floor Area= 11.64 Est. TCV/Floor Area= 9.50

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2017  
 Description of Occupancy: 2 STALL

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

Base Rate for Upper Floors = 8.25

Adjusted Square Foot Cost for Upper Floors = 8.25

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 8 Height per Story Multiplier: 0.960  
 Ave. Floor Area: 440 Perimeter: 84 Perim. Multiplier: 1.279  
 Refined Square Foot Cost for Upper Floors: 10.13

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 13.878

Total Floor Area: 440 Base Cost New of Upper Floors = 6,106

Reproduction/Replacement Cost = 6,106  
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0  
 Total Depreciated Cost = 5,862

ECF (201C COMMERCIAL GROUP C) 0.850 => TCV of Bldg: 3 = 4,983  
 Replacement Cost/Floor Area= 13.88 Est. TCV/Floor Area= 11.32

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 2017  
 Description of Occupancy: NE ON PARCEL

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

Base Rate for Upper Floors = 8.25

Adjusted Square Foot Cost for Upper Floors = 8.25

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 8 Height per Story Multiplier: 0.960  
 Ave. Floor Area: 360 Perimeter: 76 Perim. Multiplier: 1.332  
 Refined Square Foot Cost for Upper Floors: 10.55

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 14.453

Total Floor Area: 360 Base Cost New of Upper Floors = 5,203

Reproduction/Replacement Cost = 5,203  
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0  
 Total Depreciated Cost = 4,995

ECF (201C COMMERCIAL GROUP C) 0.850 => TCV of Bldg: 4 = 4,246  
 Replacement Cost/Floor Area= 14.45 Est. TCV/Floor Area= 11.79

Total Estimated True Cash Value of Commercial/Industrial Buildings = 30,505

2018 Est. T.C.V. 009-013-004-00 = 127,204  
 Est. TCV/Total Floor Area = 23.56, Most recent sale 07/03/2013 for 52,500  
 2017 Assessed MBOR S.E.V. Base for Cap C.P.I.  
 43,400 43,400 43,400 38,254 2.10  
 2018 New Eq. Adjustment Loss Additions Tax Adjustment Losses  
 Parcel Number: 009-013-004-00 Page: 3

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20,200	0	0	20,200	803	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
63,600	63,600	63,600	59,257	59,257	0



009-013-004-60                      2018 Est. T.C.V.                      FLINT CHARLES A & TERI A  
 Property Class: 201                      2070 S MOREY RD  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M-55/66	\$300	215.00	354.00	1.0000	0.0000	300	100*	0
COMMERCIAL	\$ .75/SQFT		1.75 Acres	32670	100			57,074

\* denotes lines that do not contribute to the total acreage calculation.  
 215 Actual Front Feet, 1.75 Total Acres      Total Est. Land Value = 57,074

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.37	22800	50	23,583
Total Estimated Land Improvements True Cash Value =					23,583

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 1998

Costs are taken from the Store, Warehouse Discount cost schedules.

<<<<<                      Calculator Cost Computations                      >>>>>  
 Class: D      Quality: Average      Percent Adj: +0

Base Rate for Upper Floors = 35.65

(10) Heating system: Space Heaters, Radiant      Cost/SqFt: -1.70      100%  
 Adjusted Square Foot Cost for Upper Floors = 33.95

1 Stories                                      Number of Stories Multiplier: 1.000  
 Average Height per Story: 12                      Height per Story Multiplier: 0.920  
 Ave. Floor Area: 8,200                      Perimeter: 460                      Perim. Multiplier: 0.985  
 Refined Square Foot Cost for Upper Floors: 30.77

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 42.149

Total Floor Area: 8,200                      Base Cost New of Upper Floors = 345,620

Reproduction/Replacement Cost = 345,620  
 Eff.Age:15      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0  
 Total Depreciated Cost = 255,758

<<<<<                      Segregated Cost Computations                      >>>>>  
 Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Description	Cost	# or	Height	Stories	Base	
	Col.	Rate	SqFt	Adj.	Adj.	Cost

Total Base Cost New = 0

County Multiplier: 1.37      Architectural Multiplier: 0.66      Combined: 0.904

Reproduction/Replacement Cost = 0  
 Eff.Age:15      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0  
 Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
CHAIN LINK FENCE #6 6'	12.05	1000	1.37 0.66	76	8,281
CHAIN LINK GATES	430.00	2	1.37 0.66	76	591
CHAIN LINK FENCE RAIL 6"	1.40	1000	1.37 0.66	76	962
M.V. OUTDOOR LIGHTS	825.00	4	1.37 0.66	76	2,268

ECF (201B COMMERCIAL GROUP B)                      1.010 => TCV of Bldg: 1 = 270,538  
 Replacement Cost/Floor Area= 44.09                      Est. TCV/Floor Area= 32.99

Cost Estimates for Commercial/Industrial Building/Section: 2      Built 2014

Description of Occupancy: NORTH END OF BLDG - STORAGE

Costs are taken from the Shed, Utility, 4 Wall cost schedules.

<<<<<                      Calculator Cost Computations                      >>>>>  
 Class: D,Pole      Quality: Low Cost      Percent Adj: +0

Base Rate for Upper Floors = 8.25

Adjusted Square Foot Cost for Upper Floors = 8.25

1 Stories                                      Number of Stories Multiplier: 1.000  
 Average Height per Story: 12                      Height per Story Multiplier: 1.040  
 Ave. Floor Area: 813                      Perimeter: 150                      Perim. Multiplier: 1.262  
 Refined Square Foot Cost for Upper Floors: 10.83

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County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 14.834

Total Floor Area: 813 Base Cost New of Upper Floors = 12,060

Reproduction/Replacement Cost = 12,060  
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0  
Total Depreciated Cost = 6,513

ECF (201B COMMERCIAL GROUP B) 1.010 => TCV of Bldg: 2 = 6,578  
Replacement Cost/Floor Area= 14.83 Est. TCV/Floor Area= 8.09

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Total Estimated True Cash Value of Commercial/Industrial Buildings = 277,116

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2018 Est. T.C.V. 009-013-004-60 = 357,773

Est. TCV/Total Floor Area = 39.70, Most recent sale 11/08/2007 for 205,000

2017 Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.		
175,800	175,800	175,800	125,816	2.10			
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	3,100	0	0	2,642	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
178,900	178,900	178,900	128,458	128,458	0		

009-013-004-90	2018 Est. T.C.V.	LAKE CITY DOLLAR GENERAL LLC
Property Class: 201		6067 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M66 N OF JENNIN	100.00	292.00	1.0000	0.0000	350	100*		0
COMMERCIAL \$.75/SQFT			0.67 Acres		32670	100		21,889

\* denotes lines that do not contribute to the total acreage calculation.  
 100 Actual Front Feet, 0.67 Total Acres      Total Est. Land Value =      21,889

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value	
Commercial/Industrial Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
PAVING	1.00	1.00	9000.0	85	100	7,650
Total Estimated Land Improvements True Cash Value =      7,650						

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 2004

Description of Occupancy: DISCOUNT STORE CAL 190

Costs are taken from the Store, Discount cost schedules.

&lt;&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;&gt;

Class: D,Pole      Quality: Low Cost      Percent Adj: +0

Base Rate for Upper Floors = 31.30

(10) Heating system: Package Heating &amp; Cooling      Cost/SqFt: 3.30      100%

Adjusted Square Foot Cost for Upper Floors = 34.60

1 Stories      Number of Stories Multiplier: 1.000

Average Height per Story: 12      Height per Story Multiplier: 0.920

Ave. Floor Area: 8,250      Perimeter: 382      Perim. Multiplier: 0.949

Refined Square Foot Cost for Upper Floors: 30.21

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 41.386

Total Floor Area: 8,250      Base Cost New of Upper Floors =      341,432

8,125 Sq.Ft. of Sprinklers @ 2.00, County Mult.:1.37      Cost New =      22,263

Reproduction/Replacement Cost =      363,695

Eff.Age:10      Phy.%Good/Abnr.Phys./Func./Econ./Overall %Good: 82 /100/100/100/82.0

Total Depreciated Cost =      298,230

&lt;&lt;&lt;&lt;&lt;&lt; Segregated Cost Computations &gt;&gt;&gt;&gt;&gt;&gt;

Costs taken from Segregated Cost Section 3: Stores &amp; Commercial

Item Description	Cost	# or Height	Base
	Col.	SqFt	Cost

Total Base Cost New =      0

County Multiplier: 1.37      Architectural Multiplier: 1.00      Combined: 1.370

Reproduction/Replacement Cost =      0

Eff.Age:10      Phy.%Good/Abnr.Phys./Func./Econ./Overall %Good: 82 /100/100/100/82.0

Total Depreciated Cost =      0

ECF (201B COMMERCIAL GROUP B)      1.010 =&gt; TCv of Bldg: 1 =      301,212

Replacement Cost/Floor Area= 44.08      Est. TCv/Floor Area= 36.51

Total Estimated True Cash Value of Commercial/Industrial Buildings =      301,212

2018 Est. T.C.V. 009-013-004-90      =      330,751

Est. TCv/Total Floor Area = 40.09, Most recent sale 02/16/2005 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
162,000	162,000	162,000	140,569	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,400	0	0	2,951	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
165,400	165,400	165,400	143,520	143,520	0

009-013-005-00                      2018 Est. T.C.V.                      KOBISKA BASIL & ETHEL TRUST  
Property Class: 201                      2160 S MOREY RD  
Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	165.00	660.00	1.0000	0.0000	40	100*		0
Residentia 1 -	2.99	@\$5500	2.50 Acres		5500	100		13,750

\* denotes lines that do not contribute to the total acreage calculation.

165 Actual Front Feet, 2.50 Total Acres      Total Est. Land Value =      13,750

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 1987  
Description of Occupancy: 4 BAY GARAGE

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

Base Rate for Upper Floors = 19.45

(10) Heating system: Space Heaters, Gas with Fan      Cost/SqFt: 0.00      50%  
Adjusted Square Foot Cost for Upper Floors = 19.45

1 Stories                      Number of Stories Multiplier: 1.000  
Average Height per Story: 16                      Height per Story Multiplier: 1.040  
Ave. Floor Area: 5,040                      Perimeter: 284                      Perim. Multiplier: 1.064  
Refined Square Foot Cost for Upper Floors: 21.52

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 29.486

Total Floor Area: 5,040                      Base Cost New of Upper Floors =      148,609  
Reproduction/Replacement Cost =      148,609  
Eff.Age:25      Phy.%Good/Abnr.Phys./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
Total Depreciated Cost =      89,166

ECF (201C COMMERCIAL GROUP C)                      0.850 => TCV of Bldg: 1 =      75,791  
Replacement Cost/Floor Area= 29.49                      Est. TCV/Floor Area= 15.04

Cost Estimates for Commercial/Industrial Building/Section: 2      Built 1976  
Description of Occupancy: CAL 238

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

Base Rate for Upper Floors = 27.50

(10) Heating system: Space Heaters, Gas with Fan      Cost/SqFt: 0.00      50%  
Adjusted Square Foot Cost for Upper Floors = 27.50

1 Stories                      Number of Stories Multiplier: 1.000  
Average Height per Story: 14                      Height per Story Multiplier: 1.000  
Ave. Floor Area: 1,440                      Perimeter: 168                      Perim. Multiplier: 1.321  
Refined Square Foot Cost for Upper Floors: 36.33

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 49.769

Total Floor Area: 1,440                      Base Cost New of Upper Floors =      71,667  
Reproduction/Replacement Cost =      71,667  
Eff.Age:25      Phy.%Good/Abnr.Phys./Func./Econ./Overall %Good: 53 /100/100/100/53.0  
Total Depreciated Cost =      37,983

<<<<<                      Segregated Cost Computations                      >>>>>  
Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description		Cost	# or	Height	Storys	Base
	Col.	Rate	SqFt	Adj.	Adj.	Cost
(4) Floor Structure:						
Wood Joists and Sheathing	1 Up	3.64	196	1.000	1.000	713
(13) Roof Structure:						
Open Wood System for Corrugated Metal	1 Up	1.17	240	1.000	1.000	281
(14) Roof Cover:						
Alum./Steel Corrugated or Crimped	1 Up	1.25	240	1.000	1.000	300

Total Base Cost of Upper Stories = 1294  
 1 Stories Above Ground, Number of stories multiplier for upper stories = 1.000  
 Total Base Cost New = 1294  
 County Multiplier: 1.37 Architectural Multiplier: 0.66 Combined: 0.904

Reproduction/Replacement Cost = 1,170  
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0  
 Total Depreciated Cost = 620

ECF (201C COMMERCIAL GROUP C) 0.850 => TCV of Bldg: 2 = 32,813  
 Replacement Cost/Floor Area= 50.58 Est. TCV/Floor Area= 22.79

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0  
 Description of Occupancy: LOCATED @ BACK OF LOT

Costs are taken from the Shed, Equipment, 4 Wall cost schedules.

<<<<< Calculator Cost Computations >>>>>  
 Class: D,Pole Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 14.75

Adjusted Square Foot Cost for Upper Floors = 14.75

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 10 Height per Story Multiplier: 1.000  
 Ave. Floor Area: 864 Perimeter: 120 Perim. Multiplier: 1.142  
 Refined Square Foot Cost for Upper Floors: 16.84

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 23.077

Total Floor Area: 864 Base Cost New of Upper Floors = 19,938

Reproduction/Replacement Cost = 19,938  
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0  
 Total Depreciated Cost = 13,359

ECF (201C COMMERCIAL GROUP C) 0.850 => TCV of Bldg: 3 = 11,355  
 Replacement Cost/Floor Area= 23.08 Est. TCV/Floor Area= 13.14

Total Estimated True Cash Value of Commercial/Industrial Buildings = 119,959

2018 Est. T.C.V. 009-013-005-00 = 133,709

Est. TCV/Total Floor Area = 18.21

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
63,700	63,700	63,700	50,450	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,200	0	0	1,059	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
66,900	66,900	66,900	51,509	51,509	0	

009-013-006-00                      2018 Est. T.C.V.                      KOBISKA BASIL & ETHEL TRUST  
 Property Class: 201                      2170 S MOREY RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	165.00	660.00	1.0000	0.0000	40	100*		0
Residentia 1 -	2.99	@\$5500	2.50 Acres		5500	100		13,750

\* denotes lines that do not contribute to the total acreage calculation.  
 165 Actual Front Feet, 2.50 Total Acres      Total Est. Land Value =      13,750

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.37	3800	50	3,931
Total Estimated Land Improvements True Cash Value =					3,931

Ag. Bld 1      0, Lean-To Utility Shed, 3 Wall      Class:D,Pole      Quality:Low Cost  
 Heating System:No Heating/Cooling      Rate Adj.:0.00      Desc:  
 Rate Height-%Adj Perim.-%Adj Heat-Adj      Size      CountyMult.      Cost New  
 3.31      1.000      1.478      0.00      240      1.38      1,623  
 Phy./Ab.Phy./Func./Econ./Comb.%Good= 55/100/100/100/55.0,      Depr.Cost =      893  
 ECF (201C COMMERCIAL GROUP C)      1.100 => TCV of Bldg: 1 =      982

Total Estimated True Cash Value of Agricultural Buildings      =      982

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 1975  
 Description of Occupancy: CAL 140

Costs are taken from the Office Building cost schedules.

<<<<<      Calculator Cost Computations      >>>>>  
 Class: D      Quality: Low Cost      Percent Adj: +0

Base Rate for Upper Floors = 49.30

(10) Heating system: Forced Air Furnace      Cost/SqFt: 3.90      100%  
 Adjusted Square Foot Cost for Upper Floors = 53.20

0 Stories      Number of Stories Multiplier: 1.000  
 Average Height per Story: 0      Height per Story Multiplier: 0.900  
 Ave. Floor Area: 0      Perimeter: 232      Perim. Multiplier: 1.000  
 Refined Square Foot Cost for Upper Floors: 47.88

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 65.596

Total Floor Area: 2,788      Base Cost New of Upper Floors =      182,881

Reproduction/Replacement Cost =      182,881  
 Eff.Age:38      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 46 /100/100/100/46.0  
 Total Depreciated Cost =      84,125

ECF (201C COMMERCIAL GROUP C)      0.850 => TCV of Bldg: 1 =      71,506  
 Replacement Cost/Floor Area= 65.60      Est. TCV/Floor Area= 25.65

Cost Estimates for Commercial/Industrial Building/Section: 2      Built 0  
 Description of Occupancy: BACK OF PARKING LOT

Costs are taken from the Shed, Equipment, 4 Wall cost schedules.

<<<<<      Calculator Cost Computations      >>>>>  
 Class: D      Quality: Average      Percent Adj: +0

Base Rate for Upper Floors = 16.85

Adjusted Square Foot Cost for Upper Floors = 16.85

1 Stories      Number of Stories Multiplier: 1.000  
 Average Height per Story: 8      Height per Story Multiplier: 0.960  
 Ave. Floor Area: 576      Perimeter: 96      Perim. Multiplier: 1.215  
 Refined Square Foot Cost for Upper Floors: 19.65

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 26.926

Total Floor Area: 576      Base Cost New of Upper Floors =      15,509

Reproduction/Replacement Cost =      15,509  
 Eff.Age:25      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0  
 Total Depreciated Cost =      5,583

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ECF (201C COMMERCIAL GROUP C) 0.850 => TCV of Bldg: 2 = 4,746  
 Replacement Cost/Floor Area= 26.93 Est. TCV/Floor Area= 8.24

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Total Estimated True Cash Value of Commercial/Industrial Buildings = 76,252

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2018 Est. T.C.V. 009-013-006-00 = 94,915

Est. TCV/Total Floor Area = 28.21, Most recent sale 08/01/1995 for 65,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
45,500	45,500	45,500	44,396	2.10		
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,000	0	0	932	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,500	47,500	47,500	45,328	45,328	0	

009-013-007-00                      2018 Est. T.C.V.                      ROOT ROBERT M  
 Property Class: 401                      2234 S MOREY RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	164.00	660.00	1.0000	0.0000	40	100*		0
Residentia 1 -	2.99	@\$5500	2.48	Acres	5500	100		13,668

\* denotes lines that do not contribute to the total acreage calculation.  
 164 Actual Front Feet, 2.48 Total Acres                      Total Est. Land Value =                      13,668

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	5000	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	94	4,700
Total Estimated Land Improvements True Cash Value =					4,700

< Cost Estimates for Res. Building: 1    Mobile Home    Class: Average Quality    >  
 (11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	45.39	-0.75	-6	684	28,671
(Rate adjusted for Basement under 68 percent of Unit)							

Other Additions/Adjustments	Rate	Size	Cost
Addition/Crawl	37.50	640	24,000
Free Standing Roof	4.57	684	3,126

(9) Foundation  
 Foundation Wall: Concrete                      6.92                      0                      0

(13) Plumbing  
 Average Fixture(s)                      530.00                      1                      530

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

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

(16) Porches  
 CCP (1 Story), Standard                      19.00                      256                      4,864

(17) Garages  
 Class:C Exterior: Block Foundation: 18 Inch (Unfinished)  
 Base Cost                      13.85                      1232                      17,063  
 Mechanical Doors                      350.00                      1                      350

County Multiplier = 1.38 =>                      Cost New =                      117,278  
 Notes: HOLLY PARK

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,    Depr.Cost =                      41,047

Separately Depreciated Items:

(16) Deck/Balcony  
 Treated Wood,Standard                      5.65                      576                      3,254  
 County Multiplier = 1.38 =>                      Cost New =                      4,491  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 49/100/100/100/49.0,    Depr.Cost =                      2,201

Total Depreciated Cost =                      43,248  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.500 => TCV of Bldg: 1 =                      21,624

2018 Est. T.C.V. 009-013-007-00                      =                      39,992  
 Est. TCV/Total Floor Area = 30.21

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	20,000	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	20,420	20,000	20,000	20,000



009-013-008-00                      2018 Est. T.C.V.                      LASKOWSKI DAVID P  
 Property Class: 401                      6215 W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	210.00	1317.17	1.0000	0.0000	40	100*		0
Residentia 3 - 7 @\$2800		6.35 Acres	2800	100				17,780

\* denotes lines that do not contribute to the total acreage calculation.  
 210 Actual Front Feet, 6.35 Total Acres      Total Est. Land Value = 17,780

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	2550	0	0
D/W/P: 3.5 Concrete	3.44	1.00	448	0	0
Shed: Wood Frame	9.36	1.00	240	94	2,112

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375

Total Estimated Land Improvements True Cash Value = 4,487

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls C-5    Blt 1972

(11) Heating System: Forced Heat &amp; Cool

Ground Area = Size for Rates = 1692 SF    Floor Area = 1692 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.60	0.00	1.82	1188	71,779
1	Story Siding	Crawl Space	58.60	-8.07	1.82	504	26,384

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)                      760.00                      1                      760

(14) Water/Sewer

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

(15) Built-Ins &amp; Fireplaces

Appliance Allowance                      1915.00                      1                      1,915

(16) Porches

CCP (1 Story), Standard                      42.74                      42                      1,795

(16) Deck/Balcony

Treated Wood, Standard                      7.39                      160                      1,182

(17) Garages

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

Base Cost                      17.84                      672                      11,988  
 Common Wall: 1 Wall                      -1300.00                      1                      -1,300  
 Automatic Doors                      375.00                      2                      750

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

Base Cost                      10.91                      1200                      13,092  
 Automatic Doors                      375.00                      2                      750

County Multiplier = 1.38 =&gt;                      Cost New = 186,136

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost = 120,989  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 = 118,569

2018 Est. T.C.V. 009-013-008-00                      = 140,836

Est. TCV/Total Floor Area = 83.24, Most recent sale 07/06/2005 for 139,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
69,200	69,200	69,200	57,736	2.10

2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,200	0	0	1,212	0

2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
70,400	70,400	70,400	58,948	58,948	58,948

009-013-009-00	2018 Est. T.C.V.	FENSTERMACHER DONALD D
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	421.37	657.48	1.0000	0.0000	40	100*		0
Residentia 3 - 7 @\$2800		6.36 Acres	2800	100				17,808
* denotes lines that do not contribute to the total acreage calculation.								
421 Actual Front Feet, 6.36 Total Acres								Total Est. Land Value = 17,808

---

2018 Est. T.C.V. 009-013-009-00 = 17,808

Est. TCV/Total Floor Area = 10.52

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,500	9,500	9,500	6,469	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-600	0	135	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,900	8,900	8,900	6,604	6,604	0	

009-013-010-00	2018 Est. T.C.V.	SCHOLTEN FARMS LLC
Property Class: 102		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 125/FF	211.371321.00	1.0000	0.0000		125	100*		0
AG SW 2014 3 -7 Acres		6.41 Acres			3600	100		23,076
* denotes lines that do not contribute to the total acreage calculation.								
211 Actual Front Feet, 6.41 Total Acres Total Est. Land Value =								23,076

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2018 Est. T.C.V. 009-013-010-00 = 23,076

Est. TCV/Total Floor Area = 13.64, Most recent sale 12/01/1994 for 9,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,500	11,500	11,500	6,469	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	135	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,500	11,500	11,500	6,604	6,604	6,604	

009-013-011-00	2018 Est. T.C.V.	HOFFMAN DIANNE L
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000		13.48	Acres		2000	100		26,962
		13.48	Total Acres				Total Est. Land Value =	26,962

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2018 Est. T.C.V. 009-013-011-00 = 26,962

Est. TCV/Total Floor Area = 15.93

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,800	12,800	12,800	12,800	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	700	0	0	268	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,500	13,500	13,500	13,068	13,068	0	

009-013-011-50	2018 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 102		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>20@\$2000		13.81	Acres		2000	100		27,620
		13.81	Total Acres				Total Est. Land Value =	27,620

2018 Est. T.C.V. 009-013-011-50 = 27,620

Est. TCV/Total Floor Area = 16.32

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,800	13,800	13,800	11,840	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	248	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,800	13,800	13,800	12,088	12,088	12,088	

009-013-012-00	2018 Est. T.C.V.	BUNTING TEDDY D JR
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$75/FF	264.00	297.00	1.0000	1.0000	75	100		19,800
264 Actual Front Feet, 1.80 Total Acres								Total Est. Land Value = 19,800

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2018 Est. T.C.V. 009-013-012-00 = 19,800

Est. TCV/Total Floor Area = 11.70

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,900	9,900	9,900	4,036	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	84	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,900	9,900	9,900	4,120	4,120	0	

009-013-013-00	2018 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 102		W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 121 - 400 Acres	153.28	Acres			3600	100		551,808
AG SW 2014 UNTILLABLE			25.00	Acres	1700	100		42,500
	178.28	Total Acres					Total Est. Land Value =	594,308

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Agricultural Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
8' DIAMETER WELL	15750.00	1.00	1.0	95	14,963
Total Estimated Land Improvements True Cash Value =					14,963

2018 Est. T.C.V. 009-013-013-00 = 609,271

Est. TCV/Total Floor Area = 360.09

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
304,600	304,600	304,600	76,287	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	1,602	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
304,600	304,600	304,600	77,889	77,889	77,889	

009-013-014-00                      2018 Est. T.C.V.                      DUTCHMAN TREE FARMS LLC  
 Property Class: 401                      2300 S MOREY RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	466.00	444.00	1.0000	1.0000	100	100		46,600
466 Actual Front Feet, 4.75 Total Acres                      Total Est. Land Value =								46,600

## 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	824	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls    C+5    Blt 1912

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

Ground Area = Size for Rates = 1270 SF    Floor Area = 1590 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	67.66	-9.63	0.00	480	27,854
1	Story Siding	Mich Bsmnt.	67.66	-4.82	0.00	470	29,535
2	Story Siding	Crawl Space	106.96	-9.63	0.00	320	31,146

Other Additions/Adjustments	Rate	Size	Cost
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## (13) Plumbing

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

## (14) Water/Sewer

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

## (15) Built-Ins &amp; Fireplaces

Appliance Allowance	1915.00	1	1,915
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## (16) Porches

CCP (1 Story), Standard	22.72	192	4,362
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## (16) Deck/Balcony

Treated Wood,Standard	6.10	686	4,185
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## (16) Breezeways

Frame Wall,Finished	27.75	130	3,608
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## (17) Garages

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

Base Cost	25.70	312	8,018
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =&gt;                      Cost New =    162,623

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =    113,836  
ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =    111,559

Cost Est. for Res. Bldg: 2    Single Family    HUD                      Cls    C    Blt 1986

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

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	68.29	-14.48	0.00	924	49,720

Other Additions/Adjustments	Rate	Size	Cost
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## (13) Plumbing

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

## (14) Water/Sewer

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

## (15) Built-Ins &amp; Fireplaces

Parcel Number: 009-013-014-00

Page: 2



Appliance Allowance 1915.00 1 1,915

County Multiplier = 1.38 => Cost New = 83,601
Notes: 1986 FAIRMONT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 62,701
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.550 => TCV of Bldg: 2 = 34,485

Ag. Bld 1 1969, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost
Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:

Rate Height-%Adj Perim.-%Adj Heat-Adj Size CountyMult. Cost New
10.10 1.019 1.034 0.00 1728 1.38 25,377

Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/ 80/100/36.0, Depr.Cost = 9,136
ECF (416 RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 10,049

Total Estimated True Cash Value of Agricultural Buildings = 10,049

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1991
Description of Occupancy: BUILT 1991 + ADD 2015

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

Base Rate for Upper Floors = 14.75

(10) Heating system: Space Heaters, Radiant Cost/SqFt: 0.20 100%
Adjusted Square Foot Cost for Upper Floors = 14.95

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 11 Height per Story Multiplier: 1.020
Ave. Floor Area: 4,437 Perimeter: 277 Perim. Multiplier: 0.941
Refined Square Foot Cost for Upper Floors: 14.35

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 19.659

Total Floor Area: 4,437 Base Cost New of Upper Floors = 87,225

Reproduction/Replacement Cost = 87,225
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0
Total Depreciated Cost = 64,547

ECF (416 RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 71,001
Replacement Cost/Floor Area= 19.66 Est. TCV/Floor Area= 16.00

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2015
Description of Occupancy: ADDITION BUILT 2015

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

Base Rate for Upper Floors = 14.75

Adjusted Square Foot Cost for Upper Floors = 14.75

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 14 Height per Story Multiplier: 1.080
Ave. Floor Area: 4,634 Perimeter: 240 Perim. Multiplier: 0.913
Refined Square Foot Cost for Upper Floors: 14.54

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 19.925

Total Floor Area: 4,634 Base Cost New of Upper Floors = 92,334

Reproduction/Replacement Cost = 92,334
Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
Total Depreciated Cost = 88,641

ECF (416 RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 2 = 97,505
Replacement Cost/Floor Area= 19.93 Est. TCV/Floor Area= 21.04

Total Estimated True Cash Value of Commercial/Industrial Buildings = 168,506

2018 Est. T.C.V. 009-013-014-00 = 372,149
Est. TCV/Total Floor Area = 32.12, Most recent sale 02/08/2012 for 329,000
2017 Assessed MBOR S.E.V. Base for Cap C.P.I.
Parcel Number: 009-013-014-00 Page: 3

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	185,000	185,000	185,000	145,610	2.10	
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,100	0	0	3,057	0
2018	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	186,100	186,100	186,100	148,667	148,667	148,667

009-013-015-00	2018 Est. T.C.V.	MOVIMIENTO MISIONERO MUNDIOT INC
Property Class: 700		2260 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B GRADE 125/FF	75.00	444.00	1.0000	1.0000	125	100		9,375
75 Actual Front Feet, 0.76 Total Acres								Total Est. Land Value = 9,375

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Warehouse, Storage cost schedules.

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

Class: D,Pole Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 23.60

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%  
Adjusted Square Foot Cost for Upper Floors = 23.60

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 12 Height per Story Multiplier: 0.960  
Ave. Floor Area: 2,069 Perimeter: 192 Perim. Multiplier: 1.219  
Refined Square Foot Cost for Upper Floors: 27.62

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 37.836

Total Floor Area: 2,069 Base Cost New of Upper Floors = 78,283

Reproduction/Replacement Cost = 78,283  
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0  
Total Depreciated Cost = 53,233

ECF (201C COMMERCIAL GROUP C) 0.850 => TCV of Bldg: 1 = 45,248  
Replacement Cost/Floor Area= 37.84 Est. TCV/Floor Area= 21.87

Total Estimated True Cash Value of Commercial/Industrial Buildings = 45,248

2018 Est. T.C.V. 009-013-015-00	=	0
Est. TCV/Total Floor Area = 0.00, Most recent sale 11/01/2013 for 30,000		
2017 Assessed MBOR S.E.V. Base for Cap C.P.I.		
0 0 0 0 2.10		
2018 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 0 0 0 0 0		
2018 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
0 0 0 0 0 0		

009-013-016-00                      2018 Est. T.C.V.                      ROOT TONY A  
 Property Class: 401                      2236 S MOREY RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	108.00	444.00	1.0000	1.0000	100	100		10,800
108 Actual Front Feet, 1.10 Total Acres                      Total Est. Land Value =								10,800

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	930	66	1,964
Shed: Wood Frame	7.23	1.00	480	20	694
Total Estimated Land Improvements True Cash Value =					2,658

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1138 SF    Floor Area = 1138 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	57.89	0.00	0.00	1138	65,879

Other Additions/Adjustments                      Rate                      Size                      Cost

(1) Exterior							
Brick Veneer			8.00			640	5,120
Walk out Basement Door(s)			700.00			1	700

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

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

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

(16) Porches							
CGEP (1 Story), Standard			51.40			64	3,290
CGEP (1 Story), Standard			74.14			32	2,372
CCP (1 Story), Standard			20.33			240	4,879

(16) Deck/Balcony							
Treated Wood,Standard			6.67			220	1,467

(17) Garages

Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost			17.85			615	10,978
Common Wall: 1/2 Wall			-625.00			1	-625
Mechanical Doors			350.00			1	350
Class:CD Exterior: Block Foundation: 42 Inch (Unfinished)							
Base Cost			16.44			768	12,626

County Multiplier = 1.38 =>                      Cost New =    162,807

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    105,825

Separately Depreciated Items:

(9) Basement Finish							
Basement Recreation Finish			11.25			1138	12,803
County Multiplier = 1.38 =>							Cost New = 17,667
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,							Depr.Cost = 8,834

Total Depreciated Cost =    114,658

ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =    112,365

2018 Est. T.C.V. 009-013-016-00                      =    125,823

Est. TCV/Total Floor Area = 110.57

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
61,200	61,200	61,200	47,280	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,700	0	992	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,900	62,900	62,900	48,272	48,272	48,272	

Parcel Number: 009-013-016-00



009-013-018-80	2018 Est. T.C.V.	HARRINGTON EDITH S
Property Class: 401		6781 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
40/FF	165.00	365.00	1.0000	1.0000	40	100		6,600	
165 Actual Front Feet, 1.38 Total Acres								Total Est. Land Value =	6,600

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls D	Blt 1930
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(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	49.21	0.00	0.66	408	20,347
1	Story Siding	Crawl Space	49.21	-8.58	0.66	264	10,901
1	Story Siding	Crawl Space	49.21	-8.58	0.66	264	10,901

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1235.00	1	1,235
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County Multiplier = 1.38 =>	Cost New =	69,211
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,	Depr.Cost =	38,066
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Separately Depreciated Items:

(17) Garages

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

Base Cost	9.61	960	9,226
County Multiplier = 1.38 =>		Cost New =	12,731
Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0,		Depr.Cost =	11,840

Total Depreciated Cost =	49,906
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ECF (416 RESIDENTIAL RURAL/ NON SUB)	0.980 => TCV of Bldg: 1 =	48,908
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2018 Est. T.C.V. 009-013-018-80	=	55,508
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Est. TCV/Total Floor Area = 59.30

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,800	25,800	25,800	21,101	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	0	443	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,800	27,800	27,800	21,544	21,544	21,544	

009-013-019-00	2018 Est. T.C.V.	MILLER JUDY
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	193.00	990.82	1.0000	1.0000	100	100		19,300
193 Actual Front Feet, 4.39 Total Acres								Total Est. Land Value =
								19,300

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2018 Est. T.C.V. 009-013-019-00 = 19,300

Est. TCV/Total Floor Area = 20.62

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,700	9,700	9,700	6,556	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	137	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,700	9,700	9,700	6,693	6,693	0	

009-013-019-20                      2018 Est. T.C.V.                      MILLER CASEY JOHN  
 Property Class: 201                      6991 W JENNINGS RD  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	\$15000				15000	100		15,000
193 Actual Front Feet, 1.43 Total Acres                      Total Est. Land Value =								15,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.42	261	50	552
D/W/P: 4in Concrete	3.12	1.42	173	50	383
Shed: Wood Frame	8.24	1.42	160	50	937
Total Estimated Land Improvements True Cash Value =					1,872

Cost Est. for Res. Bldg: 1    Single Family    2.5S                      Cls D    Blt 1900

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1300 SF    Floor Area = 2605 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2.5	Story Siding	Crawl Space	85.31	-7.84	1.52	870	68,721
1	Story Siding	Crawl Space	45.97	-7.84	0.66	430	16,680

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)                      525.00                      1                      525

(14) Water/Sewer

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

(15) Built-Ins &amp; Fireplaces

Appliance Allowance                      1235.00                      1                      1,235  
Fireplace: Exterior 2 Story                      3700.00                      2                      7,400

(16) Porches

CCP (1 Story), Standard                      16.52                      441                      7,285

County Multiplier = 1.38 =&gt;                      Cost New =                      146,475

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =                      80,561  
ECF (201C COMMERCIAL GROUP C)                      0.900 => TCV of Bldg: 1 =                      72,505

2018 Est. T.C.V. 009-013-019-20                      =                      89,377

Est. TCV/Total Floor Area = 34.31, Most recent sale 04/19/2017 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
44,400	44,400	44,400	14,832	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	0	311	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,700	44,700	44,700	15,143	15,143	0	



009-013-019-30	2018 Est. T.C.V.	MILLER JUDY A
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000	22.29	Acres	2000	100			44,570
Residentia AG 3600/A		8.00	Acres	3600	100			28,800
Residentia ROW @ ZERO		0.17	Acres	0	0		GREEN RD ROW	0
		30.45	Total Acres				Total Est. Land Value =	73,370

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2018 Est. T.C.V. 009-013-019-30 = 73,370

Est. TCv/Total Floor Area = 28.17

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,500	30,500	30,500	14,802	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,200	0	310	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,700	36,700	36,700	15,112	15,112		0

009-013-020-00                      2018 Est. T.C.V.                      ROGERS LARRY & SUSAN  
 Property Class: 401                      2061 S GREEN RD  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$75/FF	175.00	250.00	1.0000	1.0000	75	100		13,125
175 Actual Front Feet, 1.00 Total Acres                      Total Est. Land Value =								13,125

## 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	615	71	1,397
D/W/P: Asphalt Paving	1.51	1.00	480	71	515
Shed: Wood Frame	7.23	1.00	720	71	3,696
Shed: Wood Frame	8.75	1.00	192	71	1,193
Total Estimated Land Improvements True Cash Value =					6,801

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 = 1942 SF    Floor Area = 1942 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	53.19	0.00	0.00	1942	103,295

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Brick Veneer	8.00	192	1,536

(13) Plumbing			
Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	1	1,975
2 Fixture Bath	1325.00	1	1,325

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

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

(16) Porches			
CCP (1 Story), Standard	52.78	24	1,267

(16) Deck/Balcony			
Treated Wood, Standard	6.65	224	1,490

(17) Garages

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

Base Cost	17.40	650	11,310
Common Wall: 1.5 Wall	-1850.00	1	-1,850

County Multiplier = 1.38 =&gt;                      Cost New = 176,415

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost = 114,670  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 = 112,377

2018 Est. T.C.V. 009-013-020-00                      = 132,303

Est. TCV/Total Floor Area = 68.13, Most recent sale 10/01/2001 for 115,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,400	64,400	64,400	52,650	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,800	0	1,105	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
66,200	66,200	66,200	53,755	53,755	53,755	

009-013-021-00                      2018 Est. T.C.V.                      BOUZA LARRY A  
 Property Class: 401                      2071 S GREEN RD  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$75/FF	110.00	250.00	1.0000	1.0000	75	100		8,250
110 Actual Front Feet, 0.63 Total Acres                      Total Est. Land Value =								8,250

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	96	71	234
Shed: Wood Frame	11.06	1.00	120	71	942
Total Estimated Land Improvements True Cash Value =					1,176

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1040 SF    Floor Area = 1040 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.40	-9.20	0.00	1040	56,368

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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County Multiplier = 1.38 =>                      Cost New =    87,910

Phy/Ab.Phy/Func/Econ/Comb.%Good= 67/100/100/100/67.0,    Depr.Cost =    58,900  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =    57,722

2018 Est. T.C.V. 009-013-021-00                      =    67,148

Est. TCV/Total Floor Area = 64.57

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,700	32,700	32,700	29,550	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	900	0	620	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,600	33,600	33,600	30,170	30,170	0	

009-013-022-00                      2018 Est. T.C.V.                      BOUZA LARRY A & BONNIE  
 Property Class: 401                      2081 S GREEN RD  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$75/FF	110.00	250.00	1.0000	1.0000	75	100		8,250
110 Actual Front Feet, 0.63 Total Acres                      Total Est. Land Value =								8,250

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.06	1.00	120	71	942
Total Estimated Land Improvements True Cash Value =					942

Cost Est. for Res. Bldg: 1    Single Family    1S                      C1s    C                      B1t 1975

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1040 SF    Floor Area = 1040 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	66.74	-9.68	-0.27	1040	59,062

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CPP, Standard	34.45	16	551
CPP, Standard	37.40	9	337

County Multiplier = 1.38    =>                      Cost New =                      94,405

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      61,363  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =                      60,136

2018 Est. T.C.V. 009-013-022-00                      =                      69,328

Est. TCV/Total Floor Area = 66.66, Most recent sale 05/01/1995 for 26,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,700	33,700	33,700	30,461	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	639	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,700	34,700	34,700	31,100	31,100	0	

009-013-023-00                      2018 Est. T.C.V.                      THEOBALD JAMES & JAMIE  
 Property Class: 401                      2101 S GREEN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$75/FF	110.00	250.00	1.0000	1.0000	75	100		8,250
110 Actual Front Feet, 0.63 Total Acres                      Total Est. Land Value =								8,250

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.43	1.00	99	50	566
Total Estimated Land Improvements True Cash Value =					566

Cost Est. for Res. Bldg: 1    Single Family    BOCA/STATE                      Cls C-5    Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1560 SF    Floor Area = 1560 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.32	-8.26	0.00	1560	79,654

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins &amp; Fireplaces

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

(17) Garages

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

Base Cost	19.20	576	11,059
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =&gt;                      Cost New =    138,066

Notes: MODULAR (MRBC)

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    89,743

Separately Depreciated Items:

(16) Porches

CCP (1 Story), Standard	28.51	110	3,136
County Multiplier = 1.38 =>			4,328

Phy/Ab.Phy/Func/Econ/Comb.%Good= 25/100/100/100/25.0,    Depr.Cost =    1,082

(16) Deck/Balcony

Treated Wood,Standard	6.85	240	1,644
County Multiplier = 1.38 =>			2,269

Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0,    Depr.Cost =    1,974

Total Depreciated Cost =    92,799

ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.700 =&gt; TCV of Bldg: 1 =    64,959

2018 Est. T.C.V. 009-013-023-00                      =    73,775

Est. TCV/Total Floor Area = 47.29, Most recent sale 11/18/2015 for 70,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,600	34,600	34,600	29,967	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,300	0	629	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,900	36,900	36,900	30,596	30,596	30,596	

009-013-024-00 2018 Est. T.C.V. BROOKS GREGORY A & KIMBERLY A  
 Property Class: 401 2021 S GREEN RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$75/FF	140.00	250.00	1.0000	1.0000	75	100		10,500
140 Actual Front Feet, 0.80 Total Acres Total Est. Land Value =								10,500

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	288	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 1981

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1320 SF Floor Area = 1320 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	56.39	0.00	0.00	1320	74,435

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 630.00 1 630

(14) Water/Sewer

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

(15) Built-Ins &amp; Fireplaces

Appliance Allowance 1415.00 1 1,415

(16) Porches

CCP (1 Story), Standard 30.65 80 2,452

(16) Deck/Balcony

Treated Wood, Standard 6.81 192 1,308

(17) Garages

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

Base Cost	18.45	576	10,627
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 =&gt; Cost New = 132,185

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 85,921  
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 84,202

2018 Est. T.C.V. 009-013-024-00 = 95,177

Est. TCV/Total Floor Area = 72.10

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
46,300	46,300	46,300	39,800	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	0	835	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,600	47,600	47,600	40,635	40,635	40,635	

009-013-026-00	2018 Est. T.C.V.	DE WITT KRIS L
Property Class: 401		2301 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	224.00	659.23	1.0000	1.0000	65	100		14,560
224 Actual Front Feet, 3.39 Total Acres								Total Est. Land Value = 14,560

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	73	301
Total Estimated Land Improvements True Cash Value =					301

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 1960

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1516 SF Floor Area = 2257 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Mich Bsmnt.	90.97	-4.38	0.00	988	85,551
1	Story Siding	Overhang	36.43	0.00	0.00	528	19,235

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s) 760.00 1 760

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance 1915.00 1 1,915

(16) Porches

CCP (1 Story), Standard 54.99 24 1,320

(16) Deck/Balcony

Treated Wood,Standard 7.39 160 1,182

(16) Breezeways

Frame Wall,Finished 27.75 252 6,993

(17) Garages

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

Base Cost 20.00 528 10,560  
Common Wall: 1/2 Wall -650.00 1 -650

County Multiplier = 1.38 => Cost New = 181,506

Phy/Ab.Phy/Func/Econ/Comb.%Good= 67/100/100/100/67.0, Depr.Cost = 121,609

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard 7.29 176 1,283

County Multiplier = 1.38 => Cost New = 1,771

Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Depr.Cost = 1,717

(17) Garages

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

Base Cost 9.71 1120 10,875

County Multiplier = 1.38 => Cost New = 15,008

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 13,507

Total Depreciated Cost = 136,834

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 134,097

2018 Est. T.C.V. 009-013-026-00 = 148,958

Est. TCV/Total Floor Area = 66.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,400	72,400	72,400	63,440	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	0	1,332	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
74,500	74,500	74,500	64,772	64,772	64,772	

009-013-027-00                      2018 Est. T.C.V.                      KELLER RAYMOND M  
 Property Class: 201                      2321 S GREEN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRAGE C 40/FF	143.88	660.00	1.0000	1.0000	40	100		5,755
144 Actual Front Feet, 2.18 Total Acres                      Total Est. Land Value =								5,755

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.35	1.37	228	50	523
Shed: Wood Frame	7.23	1.37	1891	0	0
Total Estimated Land Improvements True Cash Value =					523

Cost Estimates for Commercial/Industrial Building/Section: 1                      Built 1976

Description of Occupancy: BLOCK GRG FRONT OF LOT

Costs are taken from the Shed, Equipment, 4 Wall cost schedules.

&lt;&lt;&lt;&lt;&lt;                      Calculator Cost Computations                      &gt;&gt;&gt;&gt;&gt;

Class: D                      Quality: Average                      Percent Adj: +0

Base Rate for Upper Floors = 16.85

Adjusted Square Foot Cost for Upper Floors = 16.85

1 Stories                      Number of Stories Multiplier: 1.000  
 Average Height per Story: 10                      Height per Story Multiplier: 1.000  
 Ave. Floor Area: 1,036                      Perimeter: 148                      Perim. Multiplier: 1.153  
 Refined Square Foot Cost for Upper Floors: 19.43

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 26.616

Total Floor Area: 1,036                      Base Cost New of Upper Floors =                      27,575

Reproduction/Replacement Cost =                      27,575

Eff.Age:30                      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 55 /100/100/100/55.0

Total Depreciated Cost =                      15,166

ECF (201C COMMERCIAL GROUP C)                      0.850 =&gt; TCV of Bldg: 1 =                      12,891

Replacement Cost/Floor Area= 26.62                      Est. TCV/Floor Area= 12.44

Cost Estimates for Commercial/Industrial Building/Section: 2                      Built 1950

Costs are taken from the Shed, Utility, 4 Wall cost schedules.

&lt;&lt;&lt;&lt;&lt;                      Calculator Cost Computations                      &gt;&gt;&gt;&gt;&gt;

Class: D,Pole                      Quality: Low Cost                      Percent Adj: +0

Base Rate for Upper Floors = 8.25

Adjusted Square Foot Cost for Upper Floors = 8.25

1 Stories                      Number of Stories Multiplier: 1.000  
 Average Height per Story: 10                      Height per Story Multiplier: 1.000  
 Ave. Floor Area: 1,800                      Perimeter: 180                      Perim. Multiplier: 1.040  
 Refined Square Foot Cost for Upper Floors: 8.58

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 11.755

Total Floor Area: 1,800                      Base Cost New of Upper Floors =                      21,158

Reproduction/Replacement Cost =                      21,158

Eff.Age:35                      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0

Total Depreciated Cost =                      10,368

ECF (201C COMMERCIAL GROUP C)                      0.850 =&gt; TCV of Bldg: 2 =                      8,812

Replacement Cost/Floor Area= 11.75                      Est. TCV/Floor Area= 4.90

Total Estimated True Cash Value of Commercial/Industrial Buildings =                      21,703

2018 Est. T.C.V. 009-013-027-00                      =                      27,981

Est. TCV/Total Floor Area = 9.87, Most recent sale 09/11/2012 for 15,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
13,400	13,400	13,400	10,757	2.10

2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	600	0	0	225	0

2018 Assessed                      MBOR                      S.E.V.                      Capped                      -&gt;Taxable&lt;-                      PRE/MBT

Parcel Number: 009-013-027-00

Page: 2



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14,000

14,000

14,000

10,982

10,982

0

009-013-027-50 2018 Est. T.C.V. KELLER RAY & LORALYN  
 Property Class: 201 2345 S GREEN RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES  
 \* Factors \* 292.44' X 660'  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 COMMERCIAL 4-6A 5700 4.43 Acres 5700 100 25,257  
 4.43 Total Acres Total Est. Land Value = 25,257

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000  
 Description Rate CountyMult. Size %Good Cash Value  
 D/W/P: 4in Ren. Conc. 3.39 1.37 780 50 1,811  
 Total Estimated Land Improvements True Cash Value = 1,811

Ag. Bld 1 1930, 4 Wall Barn, General Purpose Class:D,Frame Quality:Average  
 Heating System:Space Heaters, Fan Rate Adj.:0.00 Desc:  
 Rate Height-%Adj Perim.-%Adj Heat-Adj Size CountyMult. Cost New  
 16.80 1.192 0.927 1.60 7200 1.38 202,016  
 Phy./Ab.Phy./Func./Econ./Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 90,907  
 ECF (201C COMMERCIAL GROUP C) 1.100 => TCV of Bldg: 1 = 99,998

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Total Estimated True Cash Value of Agricultural Buildings = 99,998

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1987  
 Description of Occupancy: CAL 168

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

Base Rate for Upper Floors = 14.50

Misc. Rate Adj.(for upper flrs): COMPACTED EARTH FLOOR Cost/Sq.Ft.: -2.04  
 Adjusted Square Foot Cost for Upper Floors = 12.46

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 16 Height per Story Multiplier: 1.120  
 Ave. Floor Area: 21,600 Perimeter: 700 Perim. Multiplier: 0.863  
 Refined Square Foot Cost for Upper Floors: 12.04

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 16.499

Total Floor Area: 21,600 Base Cost New of Upper Floors = 356,386  
 Reproduction/Replacement Cost = 356,386  
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0  
 Total Depreciated Cost = 238,779

<<<<<< Segregated Cost Computations >>>>>>  
 Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost
(13) Roof Structure: Wood Joists, Wood or Composition Deck	2	3.34	256	1.000	1.000	855

(14) Roof Cover: Alum./Steel Corrugated or Crimped	1	1.25	256	1.000	1.000	320
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Total Base Cost of Upper Stories = 1175  
 1 Stories Above Ground, Number of stories multiplier for upper stories = 1.000  
 Total Base Cost New = 1175  
 County Multiplier: 1.37 Architectural Multiplier: 0.66 Combined: 0.904

Reproduction/Replacement Cost = 1,062  
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0  
 Total Depreciated Cost = 712

Unit in Place Items Rate Quantity Cnty Arch %Good Depr.Cost  
 /CI4/ROOC/COMSHO235H 2.41 5400 1.37 1.00 87 15,511  
 ECF (201C COMMERCIAL GROUP C) 0.850 => TCV of Bldg: 1 = 216,752  
 Replacement Cost/Floor Area= 17.37 Est. TCV/Floor Area= 10.03

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2010  
 Description of Occupancy: AT GREEN RD - WITH OFFICE  
 Parcel Number: 009-013-027-50

Costs are taken from the Warehouse, Storage cost schedules.

<<<<< Calculator Cost Computations >>>>>  
 Class: D,Pole Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 23.60

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%  
 Adjusted Square Foot Cost for Upper Floors = 23.60

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 14 Height per Story Multiplier: 1.000  
 Ave. Floor Area: 2,417 Perimeter: 200 Perim. Multiplier: 1.177  
 Refined Square Foot Cost for Upper Floors: 27.78

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 38.055

Total Floor Area: 2,417 Base Cost New of Upper Floors = 91,978

Reproduction/Replacement Cost = 91,978  
 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0  
 Total Depreciated Cost = 80,941

ECF (201C COMMERCIAL GROUP C) 0.850 => TCV of Bldg: 2 = 68,800  
 Replacement Cost/Floor Area= 38.05 Est. TCV/Floor Area= 28.46

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2011  
 Description of Occupancy: SOUTH OF DRIVE AT RD

Costs are taken from the Shed, Equipment, 4 Wall cost schedules.

<<<<< Calculator Cost Computations >>>>>  
 Class: D,Pole Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 14.75

Misc. Rate Adj.(for upper flrs): COMPACTED EARTH FLOOR Cost/Sq.Ft.: -2.49  
 Adjusted Square Foot Cost for Upper Floors = 12.26

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 17 Height per Story Multiplier: 1.135  
 Ave. Floor Area: 4,300 Perimeter: 290 Perim. Multiplier: 0.955  
 Refined Square Foot Cost for Upper Floors: 13.29

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 18.206

Total Floor Area: 4,300 Base Cost New of Upper Floors = 78,285

Reproduction/Replacement Cost = 78,285  
 Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0  
 Total Depreciated Cost = 72,022

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Stories Adj.	Base Cost
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Total Base Cost New = 0

County Multiplier: 1.37 Architectural Multiplier: 0.00 Combined: 0.000

Reproduction/Replacement Cost = 0  
 Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0  
 Total Depreciated Cost = 0

ECF (201C COMMERCIAL GROUP C) 0.850 => TCV of Bldg: 3 = 61,219  
 Replacement Cost/Floor Area= 18.21 Est. TCV/Floor Area= 14.24

Total Estimated True Cash Value of Commercial/Industrial Buildings = 346,771

2018 Est. T.C.V. 009-013-027-50 = 473,837

Est. TCV/Total Floor Area = 16.73, Most recent sale 07/01/2002 for 130,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
221,700	221,700	221,700	184,069	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
6,600	8,600	0	6,600	3,865	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
236,900	236,900	236,900	194,534	194,534	0	0

009-013-028-00	2018 Est. T.C.V.	MISSAUKEE COUNTY ROAD COMMISSION
Property Class: 700		W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table .

		* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			7.283	Acres	0 100		0
		7.28	Total	Acres	Total Est.	Land Value =	0

2018 Est. T.C.V. 009-013-028-00	=	0
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Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-013-030-00                      2018 Est. T.C.V.                      MURRAY JUDY TRUSTEE  
 Property Class: 401                      6275 W ROBERTS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia LTDACCESS@	\$1200	30.04	Acres	1200	100			36,048
30.04 Total Acres                      Total Est. Land Value =								36,048

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	480	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 1991

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1560 SF    Floor Area = 1560 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	54.91	0.00	1.87	1560	88,577

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CCP (1 Story), Standard	52.78	24	1,267
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(17) Garages

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

Base Cost	18.45	576	10,627
Common Wall: 1 Wall	-1225.00	1	-1,225
Automatic Doors	375.00	1	375

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

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

County Multiplier = 1.38 =>                      Cost New = 160,102

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0,    Depr.Cost = 131,284  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 = 128,658

2018 Est. T.C.V. 009-013-030-00                      = 165,656

Est. TCV/Total Floor Area = 106.19

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
80,900	80,900	80,900	65,708	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	0	1,379	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
82,800	82,800	82,800	67,087	67,087	67,087	

009-013-031-00	2018 Est. T.C.V.	NELSON BARBARA &
Property Class: 401		6431 W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	332.00	1281.70	1.0000	1.0000	40	100		13,280
332 Actual Front Feet, 9.77 Total Acres								Total Est. Land Value = 13,280

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 1973
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(11) Heating System: Forced Air w/ Ducts

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

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

3 Fixture Bath		1975.00		-1	-1,975
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(17) Garages

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

Base Cost		20.12		384	7,726
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County Multiplier = 1.38 =>				Cost New =	7,936
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 4,762

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 =&gt; TCV of Bldg: 1 = 4,667

2018 Est. T.C.V. 009-013-031-00	=	17,947
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Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
8,800	8,800	8,800	7,063	2.10	
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	200	0	0	148	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,000	9,000	9,000	7,211	7,211	7,211

009-013-032-00	2018 Est. T.C.V.	NELSON BARBARA &
Property Class: 402		W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	332.00	1282.00	1.0000	1.0000	50	100		16,600
332 Actual Front Feet, 9.77 Total Acres								Total Est. Land Value = 16,600

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2018 Est. T.C.V. 009-013-032-00 = 16,600

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,300	8,300	8,300	5,818	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	122	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,300	8,300	8,300	5,940	5,940	5,940	

009-013-033-00	2018 Est. T.C.V.	NELSON BARBARA &
Property Class: 402		W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	330.00	1282.90	1.0000	1.0000	65	100		21,450
330 Actual Front Feet, 9.72 Total Acres								Total Est. Land Value = 21,450

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2018 Est. T.C.V. 009-013-033-00 = 21,450

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
10,700	10,700	10,700	8,409	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	176	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
10,700	10,700	10,700	8,585	8,585	8,585		





009-013-034-50	2018 Est. T.C.V.	CUNNINGHAM ARIC DALE
Property Class: 402		GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			12.000		Acres	2,100	100	25,200
		12.00	Total	Acres		Total	Est. Land Value =	25,200

2018 Est. T.C.V. 009-013-034-50 = 25,200

Est. TCV/Total Floor Area = 21.00, Most recent sale 07/12/2004 for 99

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
12,600	12,600	12,600	12,600	2.10			
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
12,600	12,600	12,600	12,864	12,600	0		

009-013-034-70                      2018 Est. T.C.V.                      AAA CMS TRUST  
 Property Class: 401                      2881 S GREEN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	463.00	564.49	1.0000	1.0000	40	100		18,520
463 Actual Front Feet, 6.00 Total Acres                      Total Est. Land Value =								18,520

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

(11) Heating System: Forced Air w/ Ducts

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	64.97	-9.74	0.00	672	37,115

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(17) Garages

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

Base Cost	9.71	2016	19,575
No Floor Deduction	-3.10	2016	-6,250

County Multiplier = 1.38 =>                      Cost New =    79,944

Notes: RELOCATED HOME

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =    55,961

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	6.69	216	1,445
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County Multiplier = 1.38 =>                      Cost New =    1,994

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0,    Depr.Cost =    1,914

Total Depreciated Cost =    57,875

ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =    56,718

2018 Est. T.C.V. 009-013-034-70                      =    75,238

Est. TCV/Total Floor Area = 111.96, Most recent sale 07/12/2004 for 99

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,800	36,800	36,800	31,014	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	800	0	0	651	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,600	37,600	37,600	31,665	31,665	0	

009-013-034-90	2018 Est. T.C.V.	AAA CMS TRUST
Property Class: 102		2909 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 75/FF	462.00	448.00	1.0000	0.0000	75	100*		0
AG SW 2014 8 - 17 Acres			4.75 Acres		3600	100		17,107
* denotes lines that do not contribute to the total acreage calculation.								
462 Actual Front Feet, 4.75 Total Acres Total Est. Land Value =								17,107

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2018 Est. T.C.V. 009-013-034-90 = 17,107

Est. TCV/Total Floor Area = 25.46, Most recent sale 07/12/2004 for 99

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,600	8,600	8,600	8,284	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	173	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,600	8,600	8,600	8,457	8,457	8,457	

009-013-035-00	2018 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 102		W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 8 - 17 Acres			9.72 Acres		3600	100		35,003
			9.72 Total Acres				Total Est. Land Value =	35,003

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2018 Est. T.C.V. 009-013-035-00 = 35,003

Est. TCV/Total Floor Area = 52.09

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,500	17,500	17,500	8,409	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	176	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,500	17,500	17,500	8,585	8,585	8,585	



Base Rate for Upper Floors = 14.75

(10) Heating system: Wall or Floor Furnace Cost/SqFt: -0.15 50%  
Adjusted Square Foot Cost for Upper Floors = 14.68

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 10 Height per Story Multiplier: 1.000  
Ave. Floor Area: 1,280 Perimeter: 144 Perim. Multiplier: 1.073  
Refined Square Foot Cost for Upper Floors: 15.75

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 21.572

Total Floor Area: 1,280 Base Cost New of Upper Floors = 27,613

Reproduction/Replacement Cost = 27,613  
Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0  
Total Depreciated Cost = 25,404

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
/CI4/ROOC/ALUSCCOTPPA	2.20	384	1.37 1.00	100	1,157
/CI1/FRAC/WOOPF/1214A	19.15	6	1.37 1.00	100	157

ECF (416 RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 29,390  
Replacement Cost/Floor Area= 22.60 Est. TCV/Floor Area= 22.96

Total Estimated True Cash Value of Commercial/Industrial Buildings = 29,390

2018 Est. T.C.V. 009-013-036-00 = 335,390

Est. TCV/Total Floor Area = 97.75, Most recent sale 06/05/2012 for 22,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
166,400	166,400	166,400	130,302	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	0	2,736	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
167,700	167,700	167,700	133,038	133,038	133,038	

009-013-037-00                      2018 Est. T.C.V.                      PRECZEWSKI EDWARD & KIMBERLY  
 Property Class: 401                      6655 W ROBERTS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	662.50	1286.00	1.0000	1.0000	65	100		43,063
663 Actual Front Feet, 19.56 Total Acres                      Total Est. Land Value =								43,063

## 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	500	0	0
Shed: Wood Frame	11.06	1.00	120	50	663

## Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					2,088

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls C    Blt 1993

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

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.87	0.00	0.00	1344	85,841

Other Additions/Adjustments	Rate	Size	Cost
Wood Furnace Add-On	1575.00	1	1,575

(9) Basement Finish			
Basement Recreation Finish	11.45	530	6,069

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

(14) Water/Sewer			
Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	3085.00	1	3,085

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

(16) Porches			
CCP (1 Story), Standard	34.76	64	2,225
WPP, Standard	13.27	120	1,592

(16) Deck/Balcony			
Roof Cover Only,Standard	8.95	474	4,242

## (17) Garages

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

Base Cost	21.14	672	14,206
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

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

Base Cost	10.91	1218	13,288
Automatic Doors	375.00	2	750

County Multiplier = 1.38 =&gt;                      Cost New = 191,266

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost = 153,013  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 = 149,953

2018 Est. T.C.V. 009-013-037-00                      = 195,104

Est. TCV/Total Floor Area = 145.17, Most recent sale 08/16/2013 for 147,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
95,300	95,300	95,300	86,395	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	0	1,814	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
97,600	97,600	97,600	88,209	88,209	88,209	



009-013-039-00	2018 Est. T.C.V.	KEELEAN MARILYN M
Property Class: 401		6795 W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
\$65 /FF	330.00	1287.00	1.0000	1.0000	65	100	21,450
330 Actual Front Feet, 9.75 Total Acres							Total Est. Land Value = 21,450

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	2000	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 BOCA/STATE Cls CD Blt 1992

(11) Heating System: Forced Air w/o 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	-0.71	1344	63,746

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WGEP (1 Story), Standard	50.62	64	3,240
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(16) Deck/Balcony

Treated Wood,Standard	10.15	48	487
Treated Wood,Standard	6.29	320	2,013

(16) Breezeways

Knee Wall,Unfinished	34.75	81	2,815
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(17) Garages

Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	16.80	576	9,677
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	16.80	576	9,677

County Multiplier = 1.38 => Cost New = 139,544

Phy/Ab.Phy/Func/Econ/Comb.%Good= 81/100/100/100/81.0, Depr.Cost = 113,031  
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.700 => TCV of Bldg: 1 = 79,122

2018 Est. T.C.V. 009-013-039-00 = 102,947

Est. TCV/Total Floor Area = 76.60

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,600	48,600	48,600	43,185	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	0	906	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
51,500	51,500	51,500	44,091	44,091	44,091	

009-013-040-00	2018 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 102		W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 18 - 29 Acres			20.09 Acres		3600	100		72,324
			20.09 Total Acres				Total Est. Land Value =	72,324

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2018 Est. T.C.V. 009-013-040-00 = 72,324

Est. TCV/Total Floor Area = 53.81

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,200	36,200	36,200	12,458	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	261	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,200	36,200	36,200	12,719	12,719	12,719	

009-013-042-00	2018 Est. T.C.V.	MAURY RICHARD C
Property Class: 401		W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	233.00	187.00	1.0000	1.0000	40	100		9,320
233 Actual Front Feet, 1.00 Total Acres								Total Est. Land Value = 9,320

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Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.42	1.00	3224	84	3,846
Total Estimated Land Improvements True Cash Value =					3,846

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

(11) Heating System: Forced Air w/ Ducts

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

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

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	9.30	3200	29,760
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County Multiplier = 1.38 =>	Cost New =	41,069
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 83/100/100/100/83.0,	Depr.Cost =	34,087
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =		33,405

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2018 Est. T.C.V. 009-013-042-00 = 46,571

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,800	22,800	22,800	20,138	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	422	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,300	23,300	23,300	20,560	20,560	0	

009-013-043-00                      2018 Est. T.C.V.                      RESSLER JAMES L TRUST  
 Property Class: 401                      2641 S GREEN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> RURAL SITES					15000	100		15,000
40/FF	0.00	233.00	1.0000	1.0000	40	100		0
815 Actual Front Feet, 4.36 Total Acres                      Total Est. Land Value =								15,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	24	71	55
Total Estimated Land Improvements True Cash Value =					55

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1188 SF    Floor Area = 1188 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	57.42	0.00	0.00	1188	68,215

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	11.92	36	429
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(17) Garages

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

Base Cost	14.60	720	10,512
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =>                      Cost New =                      121,849

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      79,202  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =                      77,618

2018 Est. T.C.V. 009-013-043-00                      =                      92,673

Est. TCV/Total Floor Area = 78.01

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,500	54,500	54,500	41,539	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,200	0	0	872	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,300	46,300	46,300	42,411	42,411	0	

009-013-044-00                      2018 Est. T.C.V.                      VANDERWEIDE STEPHEN J & DEBRA  
 Property Class: 401                      2741 S GREEN RD  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	233.00	287.00	1.0000	1.0000	40	100		9,320
233 Actual Front Feet, 1.53 Total Acres                      Total Est. Land Value =								9,320

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	48	71	109
Shed: Wood Frame	10.15	1.00	100	30	305
Total Estimated Land Improvements True Cash Value =					414

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

(11) Heating System: Forced Air w/ Ducts

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

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

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)                      525.00                      1                      525

(14) Water/Sewer

Well, 50 Feet                      1575.00                      1                      1,575

1000 Gal Septic                      2720.00                      1                      2,720

(15) Built-Ins &amp; Fireplaces

Appliance Allowance                      1235.00                      1                      1,235

County Multiplier = 1.38 =&gt;                      Cost New =                      68,191

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      44,324

ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 =&gt; TCV of Bldg: 1 =                      43,438

2018 Est. T.C.V. 009-013-044-00                      =                      53,172

Est. TCV/Total Floor Area = 49.19, Most recent sale 11/01/1999 for 38,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,900	25,900	25,900	23,579	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	700	0	0	495	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,600	26,600	26,600	24,074	24,074		0

009-013-045-00	2018 Est. T.C.V.	BENAVIDES BROCK & KELLI JO
Property Class: 401		6666 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	500.00	1320.00	1.0000	0.0000	40	100*		0
Residentia 8 - 17 @\$2000	14.77 Acres		2000	100				29,546
Residentia ROAD @ ZERO	0.38 Acres		0	100				0

\* denotes lines that do not contribute to the total acreage calculation.

500 Actual Front Feet, 15.15 Total Acres     Total Est. Land Value = 29,546

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

  

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

Cost Est. for Res. Bldg: 1     Single Family     1.25S     Cls C+5     Blt 1983

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1509 SF     Floor Area = 1725 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	75.75	0.00	0.00	864	65,448
1	Story Siding	Basement	65.87	0.00	0.00	375	24,701
1	Story Siding	Basement	65.87	0.00	0.00	120	7,904
1	Story Siding	Crawl Space	65.87	-9.21	0.00	150	8,499

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	38.16	48	1,832
CPP, Standard	28.54	24	685

(16) Deck/Balcony

Treated Wood,Standard	7.45	150	1,118
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(17) Garages

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

Base Cost	22.28	420	9,358
Common Wall: 1/2 Wall	-650.00	1	-650
Mechanical Doors	350.00	2	700

County Multiplier = 1.38     =>     Cost New = 184,512

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0,     Depr.Cost = 151,300  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)     0.980     =>     TCV of Bldg: 1 = 148,274

2018 Est. T.C.V. 009-013-045-00					=	180,245
Est. TCV/Total Floor Area = 104.49,	Most recent sale 07/08/2015 for 225,000					
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
87,100	87,100	87,100	85,058	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,000	0	0	0	1,786	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
90,100	90,100	90,100	86,844	86,844		86,844

009-013-046-00                              2018 Est. T.C.V.                              BENAVIDES BROCK & KELLI JO  
 Property Class: 402                              W KELLY RD  
 Map #:    LAKE TOWNSHIP                              LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	417.70	1317.00	1.0000	0.0000	40	100*		0
Residentia 8 - 17 @\$2000			12.32 Acres		2000	100		24,648
Residentia ROAD @ ZERO			0.32 Acres		0	100		0

\* denotes lines that do not contribute to the total acreage calculation.  
 418 Actual Front Feet, 12.64 Total Acres              Total Est. Land Value =              24,648

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	4500	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    GRG                              Cls    C+5    Blt 1983

(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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(17) Garages

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

Base Cost	10.69	920	9,835
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 =>                              Cost New =              11,226

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0,    Depr.Cost =              9,205  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =              9,021

2018 Est. T.C.V. 009-013-046-00                              =              38,419

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
18,500	18,500	18,500	18,500	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	700	0	388	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
19,200	19,200	19,200	18,888	18,888	18,888

009-013-047-00                      2018 Est. T.C.V.                      TROLZ TERRY S & TONYA L  
 Property Class: 401                      6506 W KELLY RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000		21.03 Acres		2000	100		42,060
21.03 Total Acres              Total Est. Land Value =								42,060

## 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+5    Blt 2001

(11) Heating System: Forced Heat &amp; Cool

Ground Area = Size for Rates = 1828 SF    Floor Area = 2285 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	73.68	0.00	2.55	1828	139,348

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

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	37.70	50	1,885
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(16) Deck/Balcony

Treated Wood, Standard	6.13	618	3,788
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(17) Garages

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

Base Cost	16.72	768	12,841
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

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

Base Cost	10.13	2048	20,746
Mechanical Doors	350.00	2	700

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

Base Cost	10.13	1536	15,560
Common Wall: 1 Wall	-768.75	1	-769
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =&gt;                      Cost New =                      283,638

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =                      255,274  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =                      250,169

2018 Est. T.C.V. 009-013-047-00                      =                      293,179

Est. TCV/Total Floor Area = 128.31, Most recent sale 11/01/1996 for 18,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
142,800	142,800	142,800	105,615	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,800	0	2,217	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
146,600	146,600	146,600	107,832	107,832	107,832	



009-013-048-00 2018 Est. T.C.V. BAKER ROBERT & NANCY  
 Property Class: 401 2740 S MOREY RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	235.00	300.00	1.0000	1.0000	40	100		9,400
235 Actual Front Feet, 1.62 Total Acres Total Est. Land Value =								9,400

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	500	94	1,504
D/W/P: Asphalt Paving	1.51	1.00	600	94	852
Shed: Wood Frame	7.23	1.00	540	45	1,757
Total Estimated Land Improvements True Cash Value =					4,113

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1955

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1244 SF Floor Area = 1465 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	66.08	0.00	0.00	884	58,415
1	Story Siding	Crawl Space	56.98	-8.27	0.00	360	17,536

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Interior 1 Story	2900.00	1	2,900
Fireplace: Wood Stove	1125.00	1	1,125

(16) Porches

CGEP (1 Story), Standard	78.14	28	2,188
CCP (1 Story), Standard	33.55	63	2,114

(16) Deck/Balcony

Treated Wood,Standard	7.32	140	1,025
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(16) Breezeways

Frame Wall,Finished	27.25	105	2,861
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(17) Garages

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

Base Cost	14.88	900	13,392
Common Wall: 1/2 Wall	-625.00	1	-625
Automatic Doors	375.00	1	375

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

Base Cost	9.71	1440	13,982
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 173,193

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 112,576  
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 110,324

2018 Est. T.C.V. 009-013-048-00 = 123,837

Est. TCV/Total Floor Area = 84.53, Most recent sale 09/21/2011 for 100,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
60,200	60,200	60,200	49,621	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,700	0	0	1,042	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
61,900	61,900	61,900	50,663	50,663	50,663	

009-013-050-00                      2018 Est. T.C.V.                      CORPE CLINTON & BARBARA  
 Property Class: 401                      6400 W KELLY RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	330.00	1321.32	1.0000	1.0000	65	100		21,450
330 Actual Front Feet, 10.01 Total Acres                      Total Est. Land Value =								21,450

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	1603	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	360	94	1,425

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.5	95	3,563
Total Estimated Land Improvements True Cash Value =					4,988

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 = 2036 SF    Floor Area = 2484 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	76.68	0.00	0.00	896	68,705
1	Story Siding	Crawl Space	60.16	-8.09	0.00	600	31,242
1	Story Siding	Basement	60.16	0.00	0.00	540	32,486

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	20.35	240	4,884
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(16) Deck/Balcony

Treated Wood, Standard	6.49	360	2,336
Treated Wood, Standard	8.82	80	706
Roof Cover Only, Standard	8.60	512	4,403

(17) Garages

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

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

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

Base Cost	18.55	616	11,427
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

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

Base Cost	26.85	288	7,733
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      248,366

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =                      173,856  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =                      170,379

2018 Est. T.C.V. 009-013-050-00                      =                      196,817

Est. TCV/Total Floor Area = 79.23

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
95,800	0	0	0	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
98,400	0	0	77,680	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,400	98,400	98,400	77,680	77,680	77,680	

009-013-051-00                    2018 Est. T.C.V.                    HUNT THEODORE C & WENDY S  
 Property Class: 401                    6366 W KELLY RD  
 Map #:                                    LAKE TOWNSHIP                    LAKE CITY, MI 49651-9065

Land Value Estimates for Land Table Res 6. RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	330.00	1321.32	1.0000	1.0000	65	100		21,450
330 Actual Front Feet, 10.01 Total Acres                    Total Est. Land Value =								21,450

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	County	Mult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements						
Description	Rate	County	Mult.	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    BI                                    Cls    C-5    Blt 1990

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1040 SF    Floor Area = 1872 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Bi-Level	Siding	Bi-Lev. 80%	81.75	0.00	0.00	1040	85,020

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	13.27	120	1,592
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(17) Garages

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

Base Cost	16.72	768	12,841
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

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

Base Cost	10.46	960	10,042
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                                    Cost New =    160,397

Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0,    Depr.Cost =    134,734  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =    132,039

2018 Est. T.C.V. 009-013-051-00                                    =    154,439

Est. TCV/Total Floor Area = 82.50

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2018 New Eq. Adjustment	Losses
75,200	75,200	75,200	54,739	2.10		
0	2,000	0	0	1,149	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
77,200	77,200	77,200	55,888	55,888	55,888	

009-013-052-00	2018 Est. T.C.V.	HUNT THEODORE C & WENDY S
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	366.00	1192.54	1.0000	1.0000	65	100		23,790
366 Actual Front Feet, 10.02 Total Acres      Total Est. Land Value =								23,790

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2018 Est. T.C.V. 009-013-052-00 = 23,790

Est. TCV/Total Floor Area = 12.71, Most recent sale 11/01/1999 for 14,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
11,900	11,900	11,900	11,231	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	235	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
11,900	11,900	11,900	11,466	11,466	0		

009-013-053-00	2018 Est. T.C.V.	SHEPLER JORDAN & CANDICE
Property Class: 402		6150 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
222 Actual Front Feet, 1.02 Total Acres							Total Est. Land Value =	5,000

2018 Est. T.C.V. 009-013-053-00 = 5,000

Est. TCV/Total Floor Area = 2.67, Most recent sale 04/20/2016 for 6,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
2,500	2,500	2,500	2,500	2.10				
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	0	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
2,500	2,500	2,500	2,552	2,500	0			

009-013-054-00	2018 Est. T.C.V.	LEHMANN GARY L & DANA F
Property Class: 102		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 30 - 65 ACRES		34.97 Acres			3600	100		125,892
AG SW 2014 UNTILLABLE		1.00 Acres			1700	100		1,700
AG SW 2014 ROW		4.03 Acres			0	100		0
		40.00 Total Acres					Total Est. Land Value =	127,592

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2018 Est. T.C.V. 009-013-054-00 = 127,592

Est. TCv/Total Floor Area = 68.16

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
63,800	63,800	63,800	31,284	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	656	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
63,800	63,800	63,800	31,940	31,940	31,940	

009-014-001-00	2018 Est. T.C.V.	ARLENE PROPERTIES LLC
Property Class: 102		GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 66 - 120 Acres			79.00 Acres		3600	100		284,400
			79.00 Total Acres				Total Est. Land Value =	284,400

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2018 Est. T.C.V. 009-014-001-00 = 284,400

Est. TCV/Total Floor Area = 151.92, Most recent sale 07/01/2010 for 146,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
142,200	142,200	142,200	71,884	2.10			
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	0	1,509	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
142,200	142,200	142,200	73,393	73,393	73,393		

009-014-002-00                      2018 Est. T.C.V.                      DEZEEUW BRANDON & AMBER  
 Property Class: 101                      7351 W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 50/FF	535.00	450.00	1.0000	0.0000	50	100*		0
AG SW 2014 3 -7 Acres			5.53 Acres		3600	100		19,897

\* denotes lines that do not contribute to the total acreage calculation.  
 535 Actual Front Feet, 5.53 Total Acres      Total Est. Land Value = 19,897

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls C    Blt 1942

(11) Heating System: Forced Heat &amp; Cool

Ground Area = Size for Rates = 1386 SF    Floor Area = 2079 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	80.92	0.00	2.87	1386	116,133

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	34.55	65	2,246
WCP (1 Story), Standard	26.40	120	3,168

(17) Garages

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

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

County Multiplier = 1.38 =&gt;                      Cost New = 195,602

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost = 127,142  
 ECF (101 AGRICULTURE)                      0.980 => TCV of Bldg: 1 = 124,599

Ag. Bld 1 1968, 4 Wall Barn, General Purpose    Class:D,Pole    Quality:Low Cost

Heating System:No Heating/Cooling    Rate Adj.:0.00    Desc:  
 Rate Height-%Adj Perim.-%Adj Heat-Adj    Size    CountyMult.    Cost New  
 10.10    0.963    1.062    0.00    1440    1.38    20,526  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 41/100/100/100/41.0,    Depr.Cost = 8,416  
 ECF (101 AGRICULTURE)                      1.150 => TCV of Bldg: 1 = 9,678

Ag. Bld 2 1995, Lean-To Utility Shed, Lean-To    Class:D,Frame    Quality:Low Cost

Heating System:No Heating/Cooling    Rate Adj.:0.00    Desc:  
 Rate Height-%Adj Perim.-%Adj Heat-Adj    Size    CountyMult.    Cost New  
 3.65    0.963    1.262    0.00    672    1.38    4,119  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost = 2,883  
 ECF (101 AGRICULTURE)                      1.150 => TCV of Bldg: 2 = 3,316

Ag. Bld 3 1960, 4 Wall Corn Crib - Wire Mesh    Cl

Heating System:No Heating/Cooling    Rate Adj.:0.00    Desc:  
 Rate Height-%Adj Perim.-%Adj Heat-Adj    Size    CountyMult.    Cost New  
 12.38    0.946    1.653    0.00    192    1.38    5,129  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,    Depr.Cost = 1,795  
 ECF (101 AGRICULTURE)                      1.150 => TCV of Bldg: 3 = 2,065

Ag. Bld 4 1950, 4 Wall Milk House                      Class:C    Quality:Average

Heating System:No Heating/Cooling    Rate Adj.:0.00    Desc:  
 Rate Height-%Adj Perim.-%Adj Heat-Adj    Size    CountyMult.    Cost New  
 Parcel Number: 009-014-002-00                      Page: 2



31.45	0.963	1.531	0.00	195	1.38	12,478
Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/ 25/100/8.8, Depr.Cost = 1,092						
ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 4 = 1,256						

Ag. Bld 5 2014, 4 Wall Barn, Free-Stall	Class:D,Pole	Quality:Average
Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:		
Rate Height-%Adj Perim.-%Adj Heat-Adj	Size	CountyMult.
10.00 1.000 0.918 0.00	2688	1.38
Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0,		Depr.Cost = 33,372
ECF (101 AGRICULTURE)		1.150 => TCV of Bldg: 5 = 38,377

Ag. Bld 6 1981, 4 Wall Utility Building	Class:D,Pole	Quality:Average
Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:		
Rate Height-%Adj Perim.-%Adj Heat-Adj	Size	CountyMult.
7.60 1.038 0.960 0.00	4984	1.38
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost = 26,044
ECF (101 AGRICULTURE)		1.150 => TCV of Bldg: 6 = 29,951

Ag. Bld 7 1993, Bunk Feeder	Kind:Two Sided	Construction:Plank
Feeder Control: No Controler Roof: Wood Apron?: Yes		
Rate Feeder-Adj Roof-Adj Apron-Adj	Length	CountyMult.
20.88 0.00 36.50 14.10	48	1.38
Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/100/ 75/100/54.0,		Depr.Cost = 2,557
ECF (101 AGRICULTURE)		1.150 => TCV of Bldg: 7 = 2,940

Ag. Bld 8 1991, No-Wall Utility Shed, 3 Wall	Class:D,Pole	Quality:Low Cost
Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:		
Rate Height-%Adj Perim.-%Adj Heat-Adj	Size	CountyMult.
3.31 1.000 0.670 0.00	504	1.38
Phy/Ab.Phy/Func/Econ/Comb.%Good= 62/100/100/100/62.0,		Depr.Cost = 958
ECF (101 AGRICULTURE)		1.150 => TCV of Bldg: 8 = 1,101

Ag. Bld 9 2011, No-Wall Feeder Barn	Class:D,Pole	Quality:Low Cost
Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:		
Rate Height-%Adj Perim.-%Adj Heat-Adj	Size	CountyMult.
3.48 1.038 0.466 0.00	4968	1.38
Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0,		Depr.Cost = 11,095
ECF (101 AGRICULTURE)		1.150 => TCV of Bldg: 9 = 12,759

Total Estimated True Cash Value of Agricultural Buildings	=	101,443
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2018 Est. T.C.V. 009-014-002-00	=	246,909
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Est. TCV/Total Floor Area = 118.76, Most recent sale 12/01/2010 for 194,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
121,500	121,500	121,500	70,216	2.10	
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,000	0	1,474	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
123,500	123,500	123,500	71,690	71,690	71,690

009-014-002-10	2018 Est. T.C.V.	ARLENE PROPERTIES LLC &
Property Class: 102		7351 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 66 - 120 Acres			74.47 Acres		3600	100		268,092
			74.47 Total Acres				Total Est. Land Value =	268,092

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2018 Est. T.C.V. 009-014-002-10 = 268,092

Est. TCV/Total Floor Area = 128.95

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
134,000	134,000	134,000	38,471	2.10		
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	807	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
134,000	134,000	134,000	39,278	39,278	39,278	

009-014-003-00	2018 Est. T.C.V.	VANCONANT BARBARA J
Property Class: 401		2280 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	165.00	264.00	1.0000	1.0000	40	100		6,600
165 Actual Front Feet, 1.00 Total Acres								Total Est. Land Value = 6,600

Cost Est. for Res. Bldg: 1	Single Family	1.25S		Cls D	Blt 1886
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(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 660 SF Floor Area = 825 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	62.22	-9.43	0.83	660	35,389

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 525.00 1 525

(14) Water/Sewer

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

(15) Built-Ins &amp; Fireplaces

Appliance Allowance 1235.00 1 1,235

(16) Deck/Balcony

Treated Wood,Standard 6.50 200 1,300

County Multiplier = 1.38 =&gt; Cost New = 58,987

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 32,443  
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 31,794

2018 Est. T.C.V. 009-014-003-00 = 38,394

Est. TCV/Total Floor Area = 46.54

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,900	17,900	17,900	14,085	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	0	295	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,200	19,200	19,200	14,380	14,380	14,380	

009-014-004-00	2018 Est. T.C.V.	ARLENE PROPERTIES LLC & DUTCHMAN
Property Class: 102		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 30 - 65 ACRES			50.27 Acres		3600	100		180,972
			50.27 Total Acres				Total Est. Land Value =	180,972

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2018 Est. T.C.V. 009-014-004-00 = 180,972

Est. TCV/Total Floor Area = 219.36

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
90,500	90,500	90,500	17,953	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	377	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,500	90,500	90,500	18,330	18,330	18,330	

009-014-004-80	2018 Est. T.C.V.	LAKE TOWNSHIP
Property Class: 700		S DICKERSON RD X
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	20.20	Acres	2000	100		40,400
20.20 Total Acres Total Est. Land Value =								40,400

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.46	1.00	144	90	1,097
Total Estimated Land Improvements True Cash Value =					1,097

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2001  
 Description of Occupancy: CAL 58

Costs are taken from the Garage, Fleet Service cost schedules.

<<<<< Calculator Cost Computations >>>>>  
 Class: C Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 57.60

Adjusted Square Foot Cost for Upper Floors = 57.60

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 12 Height per Story Multiplier: 0.960  
 Ave. Floor Area: 1,792 Perimeter: 0 Perim. Multiplier: 1.000  
 Refined Square Foot Cost for Upper Floors: 55.30

County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 78.520

Total Floor Area: 1,792 Base Cost New of Upper Floors = 140,708

Reproduction/Replacement Cost = 140,708  
 Eff.Age:9 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 80 /100/100/100/80.0  
 Total Depreciated Cost = 112,567

ECF (201A GENERAL COMMERCIAL ) 1.120 => TCV of Bldg: 1 = 126,075  
 Replacement Cost/Floor Area= 78.52 Est. TCV/Floor Area= 70.35

Total Estimated True Cash Value of Commercial/Industrial Buildings = 126,075

2018 Est. T.C.V. 009-014-004-80 = 0

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-014-005-00	2018 Est. T.C.V.	BARTLETT JUSTIN & KRISTA
Property Class: 401		7555 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	264.00	499.95	1.0000	1.0000	50	100		13,200
264 Actual Front Feet, 3.03 Total Acres								Total Est. Land Value = 13,200

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	950	0	0
Shed: Wood Frame	9.03	1.00	280	94	2,378

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 =					3,328

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

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = Size for Rates = 2166 SF Floor Area = 2166 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	56.77	0.00	4.47	1458	89,288
1	Story Siding	Crawl Space	56.77	-7.56	4.47	48	2,577
1	Story Siding	Slab	56.77	-9.48	4.47	660	34,162

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	46.52	36	1,675
WPP, Standard	36.65	12	440

(16) Deck/Balcony

Treated Wood,Standard	6.46	395	2,552
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(17) Garages

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

Base Cost	13.50	2640	35,640
Mechanical Doors	350.00	3	1,050

County Multiplier = 1.38 => Cost New = 244,422

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 158,874  
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 155,697

2018 Est. T.C.V. 009-014-005-00 = 172,225

Est. TCV/Total Floor Area = 79.51, Most recent sale 04/18/2010 for 132,159

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
83,700	83,700	83,700	71,151	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	1,494	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
86,100	86,100	86,100	72,645	72,645	72,645

009-014-005-60	2018 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 102		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 IRRIGATED	3800/	1.97	Acres	3800	100			7,486
		1.97	Total Acres				Total Est. Land Value =	7,486

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2018 Est. T.C.V. 009-014-005-60 = 7,486

Est. TCV/Total Floor Area = 3.46

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,700	3,700	3,700	2,569	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	53	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,700	3,700	3,700	2,622	2,622	2,622	

009-014-006-00                      2018 Est. T.C.V.                      GREINER ROGER & CONNIE E  
 Property Class: 401                      7611 W JENNINGS RD  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	255.00	514.50	1.0000	1.0000	50	100		12,750
255 Actual Front Feet, 3.01 Total Acres                      Total Est. Land Value =								12,750

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1124 SF    Floor Area = 1124 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	58.04	-10.17	0.00	1124	53,806

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CCP (1 Story), Standard	44.63	36	1,607
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(17) Garages

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

Base Cost	12.40	1100	13,640
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County Multiplier = 1.38 =>                      Cost New = 105,629

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost = 58,096  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 = 56,934

2018 Est. T.C.V. 009-014-006-00                      = 69,684

Est. TCV/Total Floor Area = 62.00, Most recent sale 05/25/2007 for 81,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,500	32,500	32,500	24,881	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	0	522	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,800	34,800	34,800	25,403	25,403	25,403	



009-014-007-00	2018 Est. T.C.V.	MISSAUKEE COUNTY ROAD COMMISSION
Property Class: 700		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
83 Actual Front Feet, 1.51 Total Acres							Total Est. Land Value =	5,000

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2018 Est. T.C.V. 009-014-007-00 = 0

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	0

009-014-008-00                      2018 Est. T.C.V.                      KITCHEN RICHARD A & ELIZABETH  
 Property Class: 401                      7855 W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			2.500 Acres		4,800	100		12,000
		2.50	Total Acres		Total Est.		Land Value =	12,000

Cost Est. for Res. Bldg: 1    Single Family    BOCA/STATE                      Cls CD                      Blt 1998

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1808 SF    Floor Area = 1808 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	53.68	0.00	0.00	1456	78,158
1	Story Siding	Crawl Space	53.68	-7.49	0.00	352	16,259

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WPP, Standard	11.43	153	1,749
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(17) Garages

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

Base Cost	9.71	1280	12,429
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      163,405

Notes: SKYLINE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0,    Depr.Cost =                      133,992  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.700 => TCV of Bldg: 1 =                      93,795

2018 Est. T.C.V. 009-014-008-00                      =                      105,795

Est. TCV/Total Floor Area = 58.51, Most recent sale 07/01/2000 for 28,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
49,500	49,500	49,500	37,322	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,400	0	0	783	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,900	52,900	52,900	38,105	38,105	38,105	



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2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,300	98,300	98,300	81,405	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	0	1,709	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
100,500	100,500	100,500	83,114	83,114	83,114	

009-014-009-20                      2018 Est. T.C.V.                      KITCHEN RICHARD B & ADELINE L  
 Property Class: 101                      2213 S DICKERSON RD  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 30 - 65 ACRES			25.56 Acres		3600	100		92,016
AG SW 2014 SURPLUS 1700/			25.00 Acres		1700	100		42,500
50.56 Total Acres                      Total Est. Land Value =								134,516

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	520	0	0
D/W/P: Crushed Rock	1.22	1.00	28	0	0
Fencing: Wire Mesh, #9	1.87	1.00	472	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					2,500

Cost Est. for Res. Bldg: 1    Single Family    BOCA/STATE                      Cls CD                      Blt 2007

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2280 SF    Floor Area = 2280 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	52.07	-7.05	0.00	2280	102,646

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing							
	Average Fixture(s)		630.00			1	630
	3 Fixture Bath		1975.00			1	1,975
	2 Fixture Bath		1325.00			1	1,325

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

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

(16) Porches							
	WPP, Standard		17.68			54	955

(16) Deck/Balcony							
	Treated Wood, Standard		10.00			49	490
	Treated Wood, Standard		7.59			120	911

(16) Breezeways							
	Frame Wall, Finished		27.25			140	3,815

(17) Garages							
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)							
	Base Cost		15.80			787	12,435
	Automatic Doors		375.00			2	750
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)							
	Base Cost		11.14			768	8,556

County Multiplier = 1.38 =>                      Cost New =    195,058

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0,    Depr.Cost =    179,453  
 ECF (101 AGRICULTURE)                      0.700 => TCV of Bldg: 1 =    125,617

2018 Est. T.C.V. 009-014-009-20                      =    262,633

Est. TCV/Total Floor Area = 115.19

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
140,300	140,300	140,300	92,443	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-9,000		0	0	1,941	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
131,300	131,300	131,300	94,384	94,384	94,384	

009-014-009-85                      2018 Est. T.C.V.                      BRISENO BABETTA R  
 Property Class: 401                      2175 S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	231.00	270.00	1.0000	1.0000	40	100		9,240
231 Actual Front Feet, 1.43 Total Acres                      Total Est. Land Value =								9,240

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
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    BOCA/STATE                      Cls CD                      Blt 1999

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

Ground Area = Size for Rates = 1352 SF    Floor Area = 1352 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.18	-8.09	-0.71	1352	64,058

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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County Multiplier = 1.38 =>                      Cost New =                      101,461

Notes: 1999 SKYLINE #45330269LAB

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0,    Depr.Cost =                      89,286  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.700 => TCV of Bldg: 1 =                      62,500

2018 Est. T.C.V. 009-014-009-85                      =                      72,690

Est. TCV/Total Floor Area = 53.76

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,100	34,100	34,100	29,605	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,200	0	621	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,300	36,300	36,300	30,226	30,226	30,226	

009-014-009-90 2018 Est. T.C.V. MOLITOR DANIEL C & PAMELA  
 Property Class: 401 2065 S DICKERSON RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	242.87	270.00	1.0000	1.0000	40	100		9,715
200 Actual Front Feet, 1.64 Total Acres Total Est. Land Value =								9,715

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.42	1.00	1200	50	852
Total Estimated Land Improvements True Cash Value =					852

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1994

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

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

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

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Breezeways

Frame Wall, Finished	26.75	144	3,852
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(17) Garages

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

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

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

Base Cost	9.61	960	9,226
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =&gt; Cost New = 128,174

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 108,948

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood, Standard	6.79	160	1,086
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County Multiplier = 1.38 =&gt; Cost New = 1,499

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 1,124

Total Depreciated Cost = 110,072

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.700 =&gt; TCV of Bldg: 1 = 77,051

2018 Est. T.C.V. 009-014-009-90 = 87,618

Est. TCV/Total Floor Area = 52.15, Most recent sale 08/01/2006 for 103,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
41,100	41,100	41,100	35,617	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	747	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
43,800	43,800	43,800	36,364	36,364	36,364







009-014-011-00	2018 Est. T.C.V.	EUBANK WILLIAM & GINA
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
83 Actual Front Feet, 1.53 Total Acres							Total Est. Land Value =	5,000

2018 Est. T.C.V. 009-014-011-00 = 5,000

Est. TCV/Total Floor Area = 3.46, Most recent sale 09/15/2017 for 129,842

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,500	2,500	2,500	2,500	2.10			
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
2,500	2,500	2,500	2,552	2,500	2,500		

009-014-011-95	2018 Est. T.C.V.	CONTINENTAL TELEPHONE CO
Property Class: 700		2051 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL SITE VALUE	10K		0.09 Acres		10000	100		930
			0.09 Total Acres				Total Est. Land Value =	930

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1982

Costs are taken from the Shed, Equipment, 4 Wall cost schedules.

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

Class: C Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 21.70

(10) Heating system: Package Heating & Cooling Cost/SqFt: 4.70 100%

Bsmnt Heating system: Hot Water, Radiant Floor Cost/SqFt: 0.00

Adjusted Square Foot Cost for Upper Floors = 26.40

Adjusted Square Foot Cost for Basement = 0.00

1 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 9 Height per Story Multiplier: 0.980

Ave. Floor Area: 288 Perimeter: 0 Perim. Multiplier: 1.000

Basement Area: 2,334 Perimeter: 0 Basement Perim. Multiplier: 1.000

Basement Height: 0 Basement Height Multiplier: 0.960

Refined Square Foot Cost for Upper Floors: 25.87

Refined Square Foot Cost for Basement: 0.00

County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 36.738

for Basement = 0.000

Total Floor Area: 288	Base Cost New of Upper Floors =	10,581
Basement Area: 2,334	Base Cost New of Basement =	0

	Reproduction/Replacement Cost =	10,581
Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 61 /100/100/100/61.0	Total Depreciated Cost =	6,454

ECF (090 - TAX EXEMPT)	0.550 => TCV of Bldg: 1 =	3,550
Replacement Cost/Floor Area= 36.74	Est. TCV/Floor Area= 12.33	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 3,550

2018 Est. T.C.V. 009-014-011-95 = 0

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0		0

009-014-012-00                      2018 Est. T.C.V.                      KITCHEN BENJAMIN C  
 Property Class: 101                      2689 S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 30 - 65 ACRES			36.25 Acres		3600	100		130,500
AG SW 2014 UNTILLABLE			2.75 Acres		1700	100		4,675
AG SW 2014 ROW			1.00 Acres		0	100		0
40.00 Total Acres                      Total Est. Land Value =								135,175

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.77	1.00	320	50	1,243
Total Estimated Land Improvements True Cash Value =					1,243

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 972 SF    Floor Area = 972 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Basement	61.87	0.00	0.00	672	41,577
1	Story Siding	Crawl Space	59.70	-8.83	0.00	300	15,261

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(16) Deck/Balcony  
 Treated Wood,Standard                      14.09                      24                      338

(17) Garages  
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      16.58                      720                      11,938  
 Common Wall: 1 Wall                      -1225.00                      1                      -1,225  
 Mechanical Doors                      350.00                      2                      700

County Multiplier = 1.38 =>                      Cost New =                      103,643

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =                      57,003  
 ECF (101 AGRICULTURE)                      0.900 => TCV of Bldg: 1 =                      51,303

Ag. Bld 1 1920, 4 Wall Barn, General Purpose    Class:D,Frame    Quality:Low Cost  
 Heating System:No Heating/Cooling    Rate Adj.:0.00    Desc:  
 Rate Height-%Adj Perim.-%Adj Heat-Adj    Size                      CountyMult.                      Cost New  
 12.20    1.423    0.974    0.00    3200                      1.38                      74,671  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 20/100/    0/100/0.0,    Depr.Cost =                      0  
 ECF (101 AGRICULTURE)                      1.150 => TCV of Bldg: 1 =                      0

Ag. Bld 2 1972, 4 Wall Utility Building                      Class:D,Pole    Quality:Low Cost  
 Heating System:No Heating/Cooling    Rate Adj.:0.00    Desc:  
 Rate Height-%Adj Perim.-%Adj Heat-Adj    Size                      CountyMult.                      Cost New  
 4.45    1.000    1.064    0.00    1410                      1.38                      9,213  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,    Depr.Cost =                      4,606  
 ECF (101 AGRICULTURE)                      1.150 => TCV of Bldg: 2 =                      5,297

Total Estimated True Cash Value of Agricultural Buildings                      =                      5,297

2018 Est. T.C.V. 009-014-012-00                      =                      193,018

Est. TCV/Total Floor Area = 198.58

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
96,500	96,500	96,500	29,072	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	610	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
96,500	96,500	96,500	29,682	29,682	29,682	

009-014-012-25	2018 Est. T.C.V.	KITCHEN MICHAEL C
Property Class: 101		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 30 - 65 ACRES		37.50 Acres			3600	100		135,000
AG SW 2014 UNTILLABLE		17.12 Acres			1700	100		29,104
AG SW 2014 ROW		0.38 Acres			0	100		0
		55.00 Total Acres					Total Est. Land Value =	164,104

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2018 Est. T.C.V. 009-014-012-25 = 164,104

Est. TCV/Total Floor Area = 168.83

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
82,100	82,100	82,100	28,725	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	603	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
82,100	82,100	82,100	29,328	29,328	29,328	

009-014-012-55 2018 Est. T.C.V. COBB MICHAEL JR & KATE  
 Property Class: 401 7618 W KELLY RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS  
 \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 Residential 8 - 17 @\$2000 15.00 Acres 2000 100 30,000  
 15.00 Total Acres Total Est. Land Value = 30,000

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  
 OUTDOOR FURNACE 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 2016

(11) Heating System: Forced Heat & Cool  
 Ground Area = Size for Rates = 1754 SF Floor Area = 1754 SF.  
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost  
 1 Story Siding Basement 65.46 0.00 2.01 1754 118,342

Other Additions/Adjustments Rate Size Cost  
 Wood Furnace Add-On 1575.00 1 1,575  
 Walk out Basement Door(s) 775.00 1 775

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

(14) Water/Sewer  
 Well, 50 Feet 1575.00 1 1,575  
 2000 Gal Septic 5000.00 1 5,000

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

(16) Porches  
 WCP (1 Story), Standard 24.46 144 3,522  
 WPP, Standard 9.42 286 2,694

(16) Deck/Balcony  
 Roof Cover Only, Standard 8.60 480 4,128  
 Roof Cover Only, Standard 8.60 480 4,128

(17) Garages  
 Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)  
 Base Cost 10.13 1600 16,208  
 Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 225,489

Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 220,979  
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCv of Bldg: 1 = 216,560

2018 Est. T.C.V. 009-014-012-55 = 248,935

Est. TCV/Total Floor Area = 141.92  
 2017 Assessed MBOR S.E.V. Base for Cap C.P.I.  
 97,300 97,300 97,300 86,392 2.10  
 2018 New Eq. Adjustment Loss Additions Tax Adjustment Losses  
 23,800 3,400 0 23,800 1,814 0  
 2018 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT  
 124,500 124,500 124,500 112,006 112,006 112,006

009-014-012-65	2018 Est. T.C.V.	KITCHEN THOMAS A
Property Class: 101		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 30 - 65 ACRES			30.00 Acres		3600	100		108,000
			30.00 Total Acres				Total Est. Land Value =	108,000

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2018 Est. T.C.V. 009-014-012-65 = 108,000

Est. TCV/Total Floor Area = 61.57

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,000	54,000	54,000	15,667	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	329	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,000	54,000	54,000	15,996	15,996	15,996	

009-014-012-85	2018 Est. T.C.V.	KITCHEN THOMAS
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>20@\$2000		10.00	Acres		2000	100		20,000
		10.00	Total Acres				Total Est. Land Value =	20,000

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2018 Est. T.C.V. 009-014-012-85 = 20,000

Est. TCV/Total Floor Area = 11.40

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,000	10,000	10,000	6,143	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	129	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,000	10,000	10,000	6,272	6,272	6,272	



009-014-012-90                      2018 Est. T.C.V.                      KITCHEN THOMAS  
 Property Class: 401                      7770 W KELLY RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000		10.00	Acres		2000	100		20,000
		10.00	Total Acres				Total Est. Land Value =	20,000

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls CD    Blt 1987

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.59	-8.41	0.00	1170	57,541

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins &amp; Fireplaces

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

Treated Wood,Standard	6.55	250	1,638
Treated Wood,Standard	11.92	36	429

County Multiplier = 1.38 =>                      Cost New =    94,423

Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0,    Depr.Cost =    72,705

Separately Depreciated Items:

(17) Garages

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

Base Cost	9.30	1360	12,648
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County Multiplier = 1.38 =>                      Cost New =    17,454

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,    Depr.Cost =    12,393

Total Depreciated Cost =    85,098

ECF (101 AGRICULTURE)    0.980 => TCV of Bldg: 1 =    83,396

2018 Est. T.C.V. 009-014-012-90                      =    103,396

Est. TCV/Total Floor Area = 88.37

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
49,900	49,900	49,900	43,142	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	0	905	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
51,700	51,700	51,700	44,047	44,047	44,047	

009-014-013-00	2018 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 102		GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 66 - 120 Acres		48.00 Acres			3600	100		172,800
AG SW 2014 UNTILLABLE		31.00 Acres			1700	100		52,700
AG SW 2014 ROW		1.00 Acres			0	100		0
		80.00 Total Acres					Total Est. Land Value =	225,500

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2018 Est. T.C.V. 009-014-013-00 = 225,500

Est. TC/Total Floor Area = 192.74, Most recent sale 04/16/2012 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
112,800	112,800	112,800	30,400	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	638	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
112,800	112,800	112,800	31,038	31,038	31,038	

009-014-014-00	2018 Est. T.C.V.	PEARSON JOHN L & MARIA J
Property Class: 102		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 SURPLUS	1700/	40.00	Acres	1700	100			68,000
		40.00	Total Acres				Total Est. Land Value =	68,000

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2018 Est. T.C.V. 009-014-014-00 = 68,000

Est. TCV/Total Floor Area = 58.12

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,000	34,000	34,000	25,978	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	545	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,000	34,000	34,000	26,523	26,523	26,523	

009-014-015-00	2018 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 102		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 SURPLUS	1700/		20.00	Acres	1700	100		34,000
			20.00	Total Acres			Total Est. Land Value =	34,000

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2018 Est. T.C.V. 009-014-015-00 = 34,000

Est. TCV/Total Floor Area = 29.06, Most recent sale 01/20/2006 for 62,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,000	17,000	17,000	9,546	2.10		
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	200	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,000	17,000	17,000	9,746	9,746	9,746	

009-014-017-00	2018 Est. T.C.V.	ARLENE PROPERTIES LLC
Property Class: 102		S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 UNTILLED	2200		4.02 Acres		2200	100		8,851
			4.02 Total Acres				Total Est. Land Value =	8,851

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2018 Est. T.C.V. 009-014-017-00 = 8,851

Est. TCV/Total Floor Area = 7.56, Most recent sale 12/19/2009 for 50,778

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,400	4,400	4,400	3,440	2.10		
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	72	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,400	4,400	4,400	3,512	3,512	0	

009-014-017-90 2018 Est. T.C.V. HUNT THOMAS W & ANN M  
 Property Class: 401 2980 S GREEN RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	250.00	170.00	1.0000	1.0000	40	100		10,000
250 Actual Front Feet, 0.98 Total Acres Total Est. Land Value =								10,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1921

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 863 SF Floor Area = 863 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Mich Bsmnt.	61.20	-4.56	0.00	735	41,630
1	Story Siding	Crawl Space	61.20	-9.11	0.00	128	6,668

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 630.00 1 630

(14) Water/Sewer

Well, 50 Feet 1575.00 1 1,575  
1000 Gal Septic 2895.00 1 2,895

(15) Built-Ins &amp; Fireplaces

Appliance Allowance 1415.00 1 1,415

(16) Porches

WGEP (1 Story), Standard 44.43 90 3,999

County Multiplier = 1.38 =&gt; Cost New = 81,160

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 52,754

Separately Depreciated Items:

(17) Garages

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

Base Cost	12.38	600	7,428
No Floor Deduction	-3.10	600	-1,860
County Multiplier = 1.38 =>			Cost New = 7,684
Phy/Ab.Phy/Func/Econ/Comb.%Good= 25/100/100/100/25.0,			Depr.Cost = 1,921

Total Depreciated Cost = 54,675

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 =&gt; TCV of Bldg: 1 = 53,581

Ag. Bld 1 0, 4 Wall Barn, General Purpose Class:D,Pole Quality:Average

Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:

Rate	Height-%Adj	Perim.-%Adj	Heat-Adj	Size	CountyMult.	Cost New
14.15	0.946	1.084	0.00	1200	1.38	24,029

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/ 50/100/17.5, Depr.Cost = 4,205

ECF (416 RESIDENTIAL RURAL/ NON SUB) 1.100 =&gt; TCV of Bldg: 1 = 4,626

Total Estimated True Cash Value of Agricultural Buildings = 4,626

2018 Est. T.C.V. 009-014-017-90 = 68,682

Est. TCV/Total Floor Area = 79.59, Most recent sale 09/15/2010 for 31,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,500	33,500	33,500	17,025	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	800	0	357	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
34,300	34,300	34,300	17,382	17,382	17,382

009-014-018-00	2018 Est. T.C.V.	HILL STACEY R
Property Class: 401		2830 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	330.00	660.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.00 Total Acres								Total Est. Land Value = 13,200

## 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	1800	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 BOCA/STATE Cls CD Blt 1992

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.60	-7.96	0.00	1440	68,602

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2895.00	1	2,895

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1415.00	1	1,415
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(17) Garages

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

Base Cost	9.71	1144	11,108
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County Multiplier = 1.38 =&gt; Cost New = 120,819

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,	Depr.Cost =	96,655
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.700 => TCV of Bldg: 1 =		67,659

2018 Est. T.C.V. 009-014-018-00 = 81,809

Est. TCV/Total Floor Area = 56.81

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
38,500	38,500	38,500	27,036	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	567	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,900	40,900	40,900	27,603	27,603	27,603

009-014-019-00                      2018 Est. T.C.V.                      PEDLAR JACK W  
 Property Class: 401                      2800 S GREEN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	330.00	662.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.01 Total Acres                      Total Est. Land Value =								13,200

## 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	1122	0	0
Shed: Wood Frame	9.85	1.00	120	94	1,111

## Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					2,536

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls CD                      Blt 1976

## (11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1120 SF    Floor Area = 1680 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	73.96	0.00	-0.32	1120	82,477

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

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2895.00	1	2,895

## (15) Built-Ins &amp; Fireplaces

Appliance Allowance	1415.00	1	1,415
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## (16) Porches

WCP (1 Story), Standard	21.08	192	4,047
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## (16) Breezeways

Frame Wall,Finished	27.25	240	6,540
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## (17) Garages

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

Base Cost	18.45	576	10,627
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      150,877

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =                      105,614  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =                      103,502

2018 Est. T.C.V. 009-014-019-00                      =                      119,238

Est. TCV/Total Floor Area = 70.97

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
58,000	58,000	58,000	48,427	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,600	0	0	1,016	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
59,600	59,600	59,600	49,443	49,443	49,443	



009-014-020-00	2018 Est. T.C.V.	HILL STACEY R
Property Class: 201		2870 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRAGE C 40/FF	165.00	660.00	1.0000	1.0000	40	100		6,600
165 Actual Front Feet, 2.50 Total Acres								Total Est. Land Value = 6,600

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1981  
 Description of Occupancy: CAL 52

Costs are taken from the Garage, Service/Repair cost schedules.

<<<<< Calculator Cost Computations >>>>>  
 Class: C Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 38.85

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%  
 Adjusted Square Foot Cost for Upper Floors = 38.85

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 10 Height per Story Multiplier: 0.920  
 Ave. Floor Area: 2,312 Perimeter: 210 Perim. Multiplier: 1.193  
 Refined Square Foot Cost for Upper Floors: 42.64

County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 60.549

Total Floor Area: 2,312 Base Cost New of Upper Floors = 139,990

Reproduction/Replacement Cost = 139,990  
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0  
 Total Depreciated Cost = 71,395

ECF (201B COMMERCIAL GROUP B) 1.010 => TCV of Bldg: 1 = 72,109  
 Replacement Cost/Floor Area= 60.55 Est. TCV/Floor Area= 31.19

Total Estimated True Cash Value of Commercial/Industrial Buildings = 72,109

2018 Est. T.C.V. 009-014-020-00 = 79,184

Est. TCV/Total Floor Area = 34.25, Most recent sale 02/26/2016 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
38,500	38,500	38,500	30,023	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	630	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
39,600	39,600	39,600	30,653	30,653	0

009-014-020-50	2018 Est. T.C.V.	MCVICAR MATTHEW &
Property Class: 201		2882 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRAGE C 40/FF	165.00	660.00	1.0000	1.0000	40	100		6,600
165 Actual Front Feet, 2.50 Total Acres								Total Est. Land Value = 6,600

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1986  
Description of Occupancy: CAL 52

Costs are taken from the Garage, Service/Repair cost schedules.

<<<<< Calculator Cost Computations >>>>>  
Class: D,Pole Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 22.30

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%  
Adjusted Square Foot Cost for Upper Floors = 22.30

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 14 Height per Story Multiplier: 1.000  
Ave. Floor Area: 1,536 Perimeter: 160 Perim. Multiplier: 1.247  
Refined Square Foot Cost for Upper Floors: 27.81

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 38.097

Total Floor Area: 1,536 Base Cost New of Upper Floors = 58,517

Reproduction/Replacement Cost = 58,517  
Eff.Age:28 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 57 /100/100/100/57.0  
Total Depreciated Cost = 33,355

ECF (201B COMMERCIAL GROUP B) 1.010 => TCV of Bldg: 1 = 33,688  
Replacement Cost/Floor Area= 38.10 Est. TCV/Floor Area= 21.93

Total Estimated True Cash Value of Commercial/Industrial Buildings = 33,688

2018 Est. T.C.V. 009-014-020-50 = 40,288

Est. TCV/Total Floor Area = 26.23

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,800	19,800	19,800	14,407	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	300	0	302	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,100	20,100	20,100	14,709	14,709	0	

009-015-002-00	2018 Est. T.C.V.	BORSUM DENNIS M & DEBRA -JT FRS
Property Class: 102		DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 SURPLUS	1700/		15.00 Acres		1700	100		25,500
			15.00 Total Acres				Total Est. Land Value =	25,500

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2018 Est. T.C.V. 009-015-002-00 = 25,500

Est. TCV/Total Floor Area = 16.60

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,800	12,800	12,800	4,360	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	91	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,800	12,800	12,800	4,451	4,451	4,451	

009-015-002-25	2018 Est. T.C.V.	BORSUM DENNIS M
Property Class: 401		2540 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000	60.00	Acres	2000	100			120,000
60.00 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.	3.39	1.00	144	94	459
Total Estimated Land Improvements True Cash Value =					459

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1930

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 800 SF Floor Area = 800 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	51.10	0.00	0.66	800	41,408

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches  
 WCP (1 Story), Standard 22.24 147 3,269

(16) Deck/Balcony  
 Treated Wood,Standard 7.11 128 910

(16) Breezeways  
 Frame Wall,Finished 26.75 189 5,056

(17) Garages  
 Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost 20.42 336 6,861  
 Mechanical Doors 325.00 1 325  
 Class:D Exterior: Block Foundation: 42 Inch (Unfinished)  
 Base Cost 16.31 720 11,743  
 Class:D Exterior: Pole Foundation: 42 Inch (Unfinished)  
 Base Cost 11.48 768 8,817

County Multiplier = 1.38 => Cost New = 116,533

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 69,920

Separately Depreciated Items:

Unit-in-Place Cost Items:  
 BARN 1.00 500 500  
 County Multiplier = 1.38 => Cost New = 690  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 311

Total Depreciated Cost = 70,230  
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 68,826

2018 Est. T.C.V. 009-015-002-25 = 189,285

Est. TCV/Total Floor Area = 236.61

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
91,800	91,800	91,800	54,509	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,800	0	1,144	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,600	94,600	94,600	55,653	55,653	55,653	

009-015-003-00 2018 Est. T.C.V. MOLITOR DON & BETTY FAMILY TRUST  
 Property Class: 401 2400 S DICKERSON RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	25.00	Acres	2000	100		50,000
25.00 Total Acres Total Est. Land Value =								50,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	3000	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					2,425

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1416 SF Floor Area = 1884 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	70.87	0.00	0.00	936	66,334
1	Story Siding	Crawl Space	55.73	-7.99	0.00	160	7,638
1	Story Siding	Crawl Space	55.73	-7.99	0.00	320	15,277

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2895.00	1	2,895

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WCP (1 Story), Standard	22.62	160	3,619
WCP (1 Story), Standard	18.49	288	5,325

(17) Garages

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

Base Cost	10.22	840	8,585
Automatic Doors	350.00	1	350
Mechanical Doors	325.00	1	325

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

Base Cost	10.22	840	8,585
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Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)

Base Cost	9.30	1216	11,309
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County Multiplier = 1.38 =&gt; Cost New = 186,558

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 121,263

Separately Depreciated Items:

Square footage # 3 is depreciated at 56 %Good...	Base Cost Was =	15,277
County Multiplier = 1.38 =>	Cost New =	21,082
Phy/Ab.Phy/Func/Econ/Comb.%Good= -9/100/100/100/-9.0,	Depr.Cost =	-1,897
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =		116,978

2018 Est. T.C.V. 009-015-003-00 = 169,403

Est. TCV/Total Floor Area = 89.92

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
82,900	82,900	82,900	69,364	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	1,456	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
84,700	84,700	84,700	70,820	70,820	70,820

009-015-006-00                      2018 Est. T.C.V.                      MISSAUKEE COUNTY ROAD COMMISSION  
 Property Class: 700  
 Map #:                                      LAKE TOWNSHIP                                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table .

		* Factors *								
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason		Value		
		0.00	Total Acres		Total Est.	Land Value =		0		
2018 Est. T.C.V. 009-015-006-00									=	0
Est. TCV/Total Floor Area =									0.00	
2017 Assessed		MBOR	S.E.V.		Base for Cap	C.P.I.				
0		0	0		0	2.10				
2018	New	Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses			
0		0	0		0	0	0			
2018 Assessed		MBOR	S.E.V.		Capped	->Taxable<-	PRE/MBT			
0		0	0		0	0	0			

009-015-007-00                      2018 Est. T.C.V.                      ATEN EDWARD  
 Property Class: 401                      2155 S BLODGETT RD  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> RURAL SITES					15000	100		15,000
412 Actual Front Feet, 5.65 Total Acres      Total Est. Land Value =								15,000

Cost Est. for Res. Bldg: 1    Single Family    HUD                      Cls D    Blt 1999

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	47.35	-11.85	0.66	1120	40,499

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1235.00	1	1,235
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County Multiplier = 1.38 =&gt;                      Cost New =    67,695

Notes: 1999 MH (2161 S BLODGETT)

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0,    Depr.Cost =    59,571  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.550 => TCV of Bldg: 1 =    32,764

Cost Est. for Res. Bldg: 2    Single Family    HUD                      Cls D    Blt 1990

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	48.70	-12.28	0.66	980	36,338

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1235.00	1	1,235
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County Multiplier = 1.38 =&gt;                      Cost New =    61,953

Notes: 2155 S BLODGETT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =    46,465  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.550 => TCV of Bldg: 2 =    25,556

2018 Est. T.C.V. 009-015-007-00                      =    73,320

Est. TCV/Total Floor Area = 34.91, Most recent sale 04/01/2003 for 65,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
43,200	43,200	43,200	37,837	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-6,500	0	-1,137	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,700	36,700	36,700	38,631	36,700	0	

009-015-007-10	2018 Est. T.C.V.	BRONSON PEGGY
Property Class: 401		8757 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			8.57 Acres		2000	100		17,140
			8.57 Total Acres				Total Est. Land Value =	17,140

## 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	576	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 2002

(11) Heating System: Forced Heat &amp; Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	69.33	0.00	2.01	1104	78,759

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

(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	2	4,800
Separate Shower	775.00	1	775

(14) Water/Sewer

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

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	38.96	48	1,870
WPP, Standard	19.51	48	936

(17) Garages

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

Base Cost	20.91	692	14,470
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

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

Base Cost	11.60	768	8,909
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =&gt; Cost New = 164,502

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 148,052

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	1072	12,274
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County Multiplier = 1.38 =&gt; Cost New = 16,939

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 8,469

Total Depreciated Cost = 156,521

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 =&gt; TCV of Bldg: 1 = 153,391

2018 Est. T.C.V. 009-015-007-10 = 172,906

Est. TCV/Total Floor Area = 156.62, Most recent sale 06/05/2014 for 148,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
83,700	83,700	83,700	76,204	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,800	0	1,600	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,500	86,500	86,500	77,804	77,804	77,804	



009-015-007-20	2018 Est. T.C.V.	ALLPRO RENT LLC
Property Class: 401		2235 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	210.00	505.00	1.0000	1.0000	50	100		10,500
Residentia 8 - 17 @\$2000			11.86 Acres		2000	100		23,710
210 Actual Front Feet, 14.29 Total Acres								Total Est. Land Value = 34,210

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	624	0	0
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 Duplex 1S Cls C-5 Blt 2002

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

Ground Area = Size for Rates = 1132 SF Floor Area = 1132 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	50.39	-6.53	0.00	1132	49,650
2 Exterior Units, (@6% more)							Base cost of Exterior units = 105,257

Other Additions/Adjustments Rate Size Cost

## (13) Plumbing

Average Fixture(s)	760.00	2	3,040
3 Fixture Bath	2400.00	1	4,800

## (14) Water/Sewer

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

## (15) Built-Ins &amp; Fireplaces

Appliance Allowance	1915.00	2	7,660
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## (16) Porches

WCP (1 Story), Standard	31.12	80	4,979
WCP (1 Story), Standard	31.12	80	4,979

## (16) Deck/Balcony

Treated Wood,Standard	6.78	257	3,485
Treated Wood,Standard	9.47	65	1,231

## (17) Garages

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

Base Cost	28.04	364	20,413
Common Wall: 2 Wall	-2575.00	1	-5,150
Automatic Doors	375.00	1	750

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

Base Cost	28.04	364	20,413
Common Wall: 2 Wall	-2575.00	1	-5,150
Automatic Doors	375.00	1	750

County Multiplier = 1.38 =&gt;

Cost New = 239,075

Notes: DUPLEX

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost =	215,167
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.700 => TCV of Bldg: 1 =		150,617

2018 Est. T.C.V. 009-015-007-20 = 185,777

Est. TCV/Total Floor Area = 82.06, Most recent sale 11/01/2001 for 12,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
91,800	91,800	91,800	91,800	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	0	1,100	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
92,900	92,900	92,900	93,727	92,900	0	

009-015-007-30	2018 Est. T.C.V.	WISMER ANN
Property Class: 402		S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	210.00	505.00	1.0000	1.0000	50	100		10,500
210 Actual Front Feet, 2.44 Total Acres								Total Est. Land Value = 10,500

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2018 Est. T.C.V. 009-015-007-30 = 10,500

Est. TCV/Total Floor Area = 4.64, Most recent sale 07/01/1998 for 4,750

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
6,800	6,800	6,800	4,544	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,500	0	0	95	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
5,300	5,300	5,300	4,639	4,639	0		

009-015-007-35                      2018 Est. T.C.V.                      KLINE PHYLLIS  
 Property Class: 401                      2265 S BLODGETT RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	210.00	505.00	1.0000	1.0000	50	100		10,500
210 Actual Front Feet, 2.44 Total Acres                      Total Est. Land Value =								10,500

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    BOCA/STATE                      Cls CD                      Blt 1998

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

Ground Area = Size for Rates = 1352 SF    Floor Area = 1352 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.18	-8.09	-0.71	1352	64,058

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Breezeways

Frame Wall,Finished	27.25	64	1,744
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(17) Garages

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

Base Cost	14.85	768	11,405
Mechanical Doors	350.00	2	700

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

Base Cost	10.46	960	10,042
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      134,913

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =                      121,422  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.700 => TCV of Bldg: 1 =                      84,995

2018 Est. T.C.V. 009-015-007-35                      =                      95,970

Est. TCV/Total Floor Area = 70.98, Most recent sale 07/01/1998 for 4,750

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
46,500	46,500	46,500	40,561	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	0	851	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,000	48,000	48,000	41,412	41,412	41,412	

009-015-007-40	2018 Est. T.C.V.	CHASE MICHAEL P & DENISE K
Property Class: 402		S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	201.00	505.00	1.0000	1.0000	50	100		10,050
201 Actual Front Feet, 2.33 Total Acres      Total Est. Land Value =								10,050

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2018 Est. T.C.V. 009-015-007-40 = 10,050

Est. TCV/Total Floor Area = 7.43, Most recent sale 07/01/2001 for 17,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
6,500	6,500	6,500	6,352	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,500	0	0	-1,352	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
5,000	5,000	5,000	6,485	5,000	5,000		

009-015-007-45	2018 Est. T.C.V.	CHASE MICHAEL P & DENISE K
Property Class: 402		S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	210.00	505.00	1.0000	1.0000	50	100		10,500
210 Actual Front Feet, 2.44 Total Acres								Total Est. Land Value = 10,500

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2018 Est. T.C.V. 009-015-007-45 = 10,500

Est. TCV/Total Floor Area = 7.77

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,800	6,800	6,800	6,352	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,500	0	0	-1,052	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,300	5,300	5,300	6,485	5,300	5,300	

009-015-007-50	2018 Est. T.C.V.	BROWN EARL M & BONNIE
Property Class: 102		S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 8 - 17 Acres			8.38 Acres		3600	100		30,168
			8.38 Total Acres				Total Est. Land Value =	30,168

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2018 Est. T.C.V. 009-015-007-50 = 30,168

Est. TCV/Total Floor Area = 22.31

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,100	15,100	15,100	6,294	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
15,100	0	15,100	0	132	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,100	15,100	15,100	6,426	6,426	6,426	

009-015-007-65	2018 Est. T.C.V.	BROWN WESLEY D
Property Class: 401		2425 S BLODGETT RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	408.00	630.00	1.0000	1.0000	40	100		16,320
408 Actual Front Feet, 5.90 Total Acres								Total Est. Land Value = 16,320

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.29	1.00	500	0	0
D/W/P: Patio Blocks	9.80	1.00	400	0	0
D/W/P: 4in Ren. Conc.	5.31	1.00	35	0	0
Fencing: Vnyl,Picket,36-48	16.49	1.00	48	0	0
Shed: Metal Prefab	8.49	1.00	300	50	1,274

## Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
OUTDOOR FURNACE	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					6,024

Cost Est. for Res. Bldg: 1	Single Family	1.75S	Cls BC	Blt 2007
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(11) Heating System: Radiant (in-floor), Air Conditioning

Ground Area = Size for Rates = 2934 SF Floor Area = 4034 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	98.88	0.00	13.46	1466	164,690
1	Story Siding	Basement	70.52	0.00	7.66	160	12,509
1	Story Siding	Basement	70.52	0.00	7.66	864	67,548
1	Story Siding	Overhang	37.43	0.00	0.00	444	16,619

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Brick Veneer	8.80	1076	9,469

(9) Basement Finish			
Basement Recreation Finish	13.50	1200	16,200
Walk out Basement Door(s)	1025.00	1	1,025

(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	2	7,050
2 Fixture Bath	2350.00	1	2,350

(14) Water/Sewer			
Well, 200 Feet	5700.00	1	5,700
1000 Gal Septic	3550.00	1	3,550

(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Exterior 2 Story	5875.00	1	5,875

(16) Porches			
CCP (1 Story), Standard	36.13	72	2,601
WCP (1 Story), Standard	26.83	160	4,293
WGEP (1 Story), Standard	66.75	72	4,806
WPP, Standard	19.56	60	1,174
CCP (1 Story), Standard	36.13	72	2,601

(17) Garages			
Class:BC Exterior: Siding Foundation: 42 Inch (Finished )			
Base Cost	22.36	888	19,856
Common Wall: 1.5 Wall	-2150.00	1	-2,150
Automatic Doors	425.00	2	850
Class:BC Exterior: Pole Foundation: 42 Inch (Finished )			
Base Cost	16.56	2968	49,150
Automatic Doors	425.00	2	850

County Multiplier = 1.38 =>	Cost New =	552,477
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0,	Depr.Cost =	508,278
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =		498,113

2018 Est. T.C.V. 009-015-007-65	=	520,457
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Est. TCV/Total Floor Area = 129.02

Parcel Number: 009-015-007-65

Page: 2

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2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
252,600	252,600	252,600	185,546	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,600	0	0	3,896	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
260,200	260,200	260,200	189,442	189,442	189,442	



009-015-007-70                      2018 Est. T.C.V.                      SWANSON GORDON J & JUDY L  
 Property Class: 401                      8909 W JENNINGS RD  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	279.60	778.97	1.0000	1.0000	40	100		11,184
280 Actual Front Feet, 5.00 Total Acres                      Total Est. Land Value =								11,184

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 945 SF    Floor Area = 945 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	60.06	0.00	0.00	945	56,757

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

Average Fixture(s)                      630.00                      1                      630

(14) Water/Sewer

Well, 50 Feet                      1575.00                      1                      1,575  
 1000 Gal Septic                      2895.00                      1                      2,895

(15) Built-Ins & Fireplaces

Appliance Allowance                      1415.00                      1                      1,415  
 Fireplace: Exterior 1 Story                      1725.00                      1                      1,725

(17) Garages

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

Base Cost                      13.39                      960                      12,854  
 Mechanical Doors                      350.00                      2                      700

County Multiplier = 1.38 =>                      Cost New =    108,401

Lump Sum Item(s):

1170 SQ FT BARN                      4.00                      1170.0                      4,680

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =    67,848

Separately Depreciated Items:

(16) Porches

CCP (1 Story), Standard                      26.13                      120                      3,136  
 County Multiplier = 1.38 =>                      Cost New =    4,327  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 66/100/100/100/66.0,    Depr.Cost =    2,856

(16) Deck/Balcony

Treated Wood,Standard                      5.85                      850                      4,973  
 County Multiplier = 1.38 =>                      Cost New =    6,862  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0,    Depr.Cost =    6,313

Total Depreciated Cost =    77,017

ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =    75,477

Ag. Bld 1 1950, 4 Wall Barn, General Purpose    Class:D,Pole    Quality:Low Cost

Heating System:No Heating/Cooling    Rate Adj.:0.00    Desc:

Rate Height-%Adj Perim.-%Adj Heat-Adj    Size                      CountyMult.                      Cost New

10.10 0.946    0.996    0.00    2400                      1.38                      31,518

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/ 25/100/8.8,    Depr.Cost =    2,758

ECF (416 RESIDENTIAL RURAL/ NON SUB)    1.100 => TCV of Bldg: 1 =    3,034

Total Estimated True Cash Value of Agricultural Buildings                      =    3,034

2018 Est. T.C.V. 009-015-007-70                      =    92,195

Est. TCV/Total Floor Area = 97.56, Most recent sale 04/06/2010 for 55,000

2017 Assessed                      MBOR                      S.E.V.                      Base for Cap                      C.P.I.  
 43,000                      43,000                      43,000                      36,501                      2.10

2018                      New Eq.                      Additions                      Tax Adjustment                      Losses

Parcel Number: 009-015-007-70                      Page: 2

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	0	3,100	0	0	766	0
2018 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	46,100	46,100	46,100	37,267	37,267	37,267

009-015-007-80 2018 Est. T.C.V. BROWN EARL & BONNIE L TRUSTEE  
 Property Class: 401 2447 S BLODGET RD  
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	550.00	505.00	1.0000	0.0000	40	100*		0
Residentia 3 - 7 @\$2800		6.38 Acres	2800	100				17,853

\* denotes lines that do not contribute to the total acreage calculation.  
 550 Actual Front Feet, 6.38 Total Acres Total Est. Land Value = 17,853

< Cost Estimates for Res. Building: 1 Mobile Home Class: Average Quality >  
 (11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	34.46	-0.75	-6	980	31,010

Other Additions/Adjustments	Rate	Size	Cost
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(9) Foundation			
Foundation Wall: Concrete	6.92	0	0

(13) Plumbing			
Average Fixture(s)	530.00	1	530

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

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

County Multiplier = 1.38 => Cost New = 51,156

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 17,905  
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 8,952

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

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

Base Rate for Upper Floors = 14.75

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%  
 Adjusted Square Foot Cost for Upper Floors = 14.75

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 14 Height per Story Multiplier: 1.080  
 Ave. Floor Area: 1,440 Perimeter: 0 Perim. Multiplier: 1.000  
 Refined Square Foot Cost for Upper Floors: 15.93

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 21.824

Total Floor Area: 1,440	Base Cost New of Upper Floors =	31,427
	Reproduction/Replacement Cost =	31,427
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0	Total Depreciated Cost =	13,828

ECF (416 RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 15,211  
 Replacement Cost/Floor Area= 21.82 Est. TCV/Floor Area= 10.56

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0  
 Description of Occupancy: 1 WALL W/ROOF

Costs are taken from the Shed, Utility, 3 Wall cost schedules.  
 <<<<< Calculator Cost Computations >>>>>  
 Class: D,Pole Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 6.20

Adjusted Square Foot Cost for Upper Floors = 6.20

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 10 Height per Story Multiplier: 1.000  
 Ave. Floor Area: 1,440 Perimeter: 0 Perim. Multiplier: 1.000  
 Parcel Number: 009-015-007-80 Page: 2

Refined Square Foot Cost for Upper Floors: 6.20

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 8.494

Total Floor Area: 1,440	Base Cost New of Upper Floors =	12,231
	Reproduction/Replacement Cost =	12,231
Eff.Age:20	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0	
	Total Depreciated Cost =	5,382

ECF (416 RESIDENTIAL RURAL/ NON SUB)	1.100 => TCV of Bldg: 2 =	5,920
Replacement Cost/Floor Area= 8.49	Est. TCV/Floor Area= 4.11	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 21,131

2018 Est. T.C.V. 009-015-007-80 = 47,936

Est. TCV/Total Floor Area = 12.42

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
24,700	24,700	24,700	21,946	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-700	0	0	460	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
24,000	24,000	24,000	22,406	22,406	22,406

009-015-007-90                      2018 Est. T.C.V.                      ATEN EDWARD  
 Property Class: 401                      2111 S BLODGETT RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
100 Actual Front Feet, 0.55 Total Acres                      Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.24	1.00	160	35	462
Total Estimated Land Improvements True Cash Value =					462

< Cost Estimates for Res. Building: 1    Mobile Home    Class: Average Quality    >  
 (11) Heating System: Forced Warm Air

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Siding	Comp.Shingle	33.88	1.24	0	1064	37,368

Other Additions/Adjustments	Rate	Size	Cost
Free Standing Roof	4.57	300	1,371

(2) Skirting			
Metal/Vinyl	5.70	180	1,026

(9) Foundation			
Foundation Wall: Concrete	6.92	0	0

(13) Plumbing			
Average Fixture(s)	530.00	1	530

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

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

(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	22.73	320	7,274
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      73,759  
 Notes: 1988 REDMAN

Phy/Ab.Phy/Func/Econ/Comb.%Good= 44/100/100/100/44.0,    Depr.Cost =                      32,454  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.500 => TCV of Bldg: 1 =                      16,227

2018 Est. T.C.V. 009-015-007-90                      =                      21,689

Est. TCV/Total Floor Area = 20.38

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,800	10,800	10,800	10,800	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,800	10,800	10,800	11,026	10,800	0	

009-015-008-00                      2018 Est. T.C.V.                      CICCHELLI RYAN G  
 Property Class: 401                      8821 W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
160 Actual Front Feet, 0.50 Total Acres                      Total Est. Land Value =								8,000

Cost Est. for Res. Bldg: 1    Single Family    BOCA/STATE                      Cls D                      Blt 1986

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	47.49	-11.89	0.66	1104	40,031

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.97	140	976
Treated Wood,Standard	15.57	20	311

(17) Garages

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

Base Cost	16.18	689	11,148
Automatic Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      82,553

Phy/Ab.Phy/Func/Econ/Comb.%Good= 76/100/100/100/76.0,    Depr.Cost =                      62,741  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.700 => TCV of Bldg: 1 =                      43,918

2018 Est. T.C.V. 009-015-008-00                      =                      51,918

Est. TCV/Total Floor Area = 47.03, Most recent sale 08/01/2015 for 77,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,400	24,400	24,400	21,088	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,600	0	442	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,000	26,000	26,000	21,530	21,530	21,530	

009-015-009-00                      2018 Est. T.C.V.                      WELCH SCOTT E &  
 Property Class: 401                      8801 W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	93.00	440.28	1.0000	1.0000	40	100		3,720
			0.940 Acres		0	100		0
93 Actual Front Feet, 1.88 Total Acres                      Total Est. Land Value =								3,720

Cost Est. for Res. Bldg: 1    Single Family    HUD                      Cls D    Blt 1979

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 938 SF    Floor Area = 938 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	49.19	-12.43	0.66	840	31,433
1	Story Siding	Piers	49.19	-12.43	0.66	98	3,667

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(17) Garages

Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)  
 Base Cost                      13.66                      432                      5,901  
 Mechanical Doors                      325.00                      1                      325

County Multiplier = 1.38 =>                      Cost New =                      65,386  
 Notes: 1979 LIBERTY

Phy/Ab.Phy/Func/Econ/Comb.%Good= 62/100/100/100/62.0,    Depr.Cost =                      40,539  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.550 => TCV of Bldg: 1 =                      22,297

2018 Est. T.C.V. 009-015-009-00                      =                      26,017

Est. TCV/Total Floor Area = 27.74, Most recent sale 06/03/2016 for 30,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,000	13,000	13,000	13,000	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,000	13,000	13,000	13,273	13,000	13,000	13,000





009-015-012-00                      2018 Est. T.C.V.                      BARRON JAMES D  
 Property Class: 401                      8910 W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$2800			4.88 Acres		2800	100		13,664
			4.88 Total Acres				Total Est. Land Value =	13,664

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	340	0	0
D/W/P: Asphalt Paving	1.61	1.00	2600	0	0
Shed: Wood Frame	10.48	1.00	154	35	565
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					5,315

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1340 SF    Floor Area = 1340 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.71	-8.60	0.00	1340	69,827

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(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	18.55	616	11,427
Common Wall: 1 Wall	-1300.00	1	-1,300

County Multiplier = 1.38 =>                      Cost New =    126,913

Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0,    Depr.Cost =    92,647  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =    90,794

2018 Est. T.C.V. 009-015-012-00                      =    109,773

Est. TCV/Total Floor Area = 81.92, Most recent sale 02/22/2010 for 93,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,000	54,000	54,000	45,652	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	900	0	958	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,900	54,900	54,900	46,610	46,610	46,610	

009-015-013-00                      2018 Est. T.C.V.                      BARTIN CHRISTOPHER & LEEANN  
 Property Class: 401                      8992 W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
186 Actual Front Feet, 1.79 Total Acres                      Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	2072	0	0
Shed: Wood Frame	13.42	1.00	25	50	168

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					2,668

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1107 SF    Floor Area = 1107 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	69.29	0.00	0.00	1107	76,704

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

Basement Recreation Finish	11.45	500	5,725
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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	6.15	591	3,635
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(17) Garages

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

Base Cost	18.60	504	9,374
Automatic Doors	375.00	2	750

County Multiplier = 1.38 =>                      Cost New =    144,590

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    93,983  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =    92,104

2018 Est. T.C.V. 009-015-013-00                      =    99,772

Est. TCV/Total Floor Area = 90.13, Most recent sale 03/15/2017 for 101,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
41,500	41,500	41,500	41,500	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
1,400	7,000	0	1,400	7,000	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
49,900	49,900	49,900	43,771	49,900	49,900

009-015-015-00	2018 Est. T.C.V.	WILLIS CHARLOTTE M TRUST
Property Class: 401		8518 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			20.000	Acres	2,100	100		42,000
		20.00	Total	Acres	Total	Est.	Land Value =	42,000

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls	CD	Blt	1995
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(11) Heating System: Space Heater

Ground Area = Size for Rates = 1040 SF Floor Area = 1040 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.89	-8.67	-2.85	1040	49,265

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 630.00 1 630

(14) Water/Sewer

Well, 50 Feet 1575.00 1 1,575

1000 Gal Septic 2895.00 1 2,895

(15) Built-Ins &amp; Fireplaces

Appliance Allowance 1415.00 1 1,415

(17) Garages

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

Base Cost 18.45 576 10,627

Common Wall: 1 Wall -1225.00 1 -1,225

Mechanical Doors 350.00 1 350

County Multiplier = 1.38 =&gt; Cost New = 90,434

Notes: ARROW HOME

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 72,347

Separately Depreciated Items:

(16) Porches

WGEP (1 Story), Standard 31.31 192 6,012

County Multiplier = 1.38 =&gt; Cost New = 8,296

Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0, Depr.Cost = 7,217

Unit-in-Place Cost Items:

BARN 1.00 3000 3,000

County Multiplier = 1.38 =&gt; Cost New = 4,140

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 3,519

Total Depreciated Cost = 83,084

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 =&gt; TCV of Bldg: 1 = 81,422

Cost Est. for Res. Bldg: 2	Single Family	1S		Cls	CD	Blt	1962
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(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 799 SF Floor Area = 799 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.32	-9.30	0.00	799	42,363

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 630.00 1 630

(14) Water/Sewer

Well, 50 Feet 1575.00 1 1,575

1000 Gal Septic 2895.00 1 2,895

(15) Built-Ins &amp; Fireplaces

Appliance Allowance 1415.00 1 1,415

(17) Garages

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

Base Cost 14.85 768 11,405

Mechanical Doors 350.00 1 350

Parcel Number: 009-015-015-00

Page: 2

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County Multiplier = 1.38 => Cost New = 83,673

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 46,020

Separately Depreciated Items:

(16) Porches

CPP, Standard 17.37 64 1,112  
 County Multiplier = 1.38 => Cost New = 1,534  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 1,089

Total Depreciated Cost = 47,110  
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 2 = 46,167

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Cost Est. for Res. Bldg: 3 Single Family 1S Cls D Blt 0

(11) Heating System: Space Heater

Ground Area = Size for Rates = 374 SF Floor Area = 374 SF.  
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost  
 1 Story Siding Slab 63.46 -11.86 -1.89 374 18,592

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s) 525.00 1 525

(15) Built-Ins & Fireplaces

Appliance Allowance 1235.00 1 1,235

County Multiplier = 1.38 => Cost New = 28,085

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 15,447  
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 3 = 15,138

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2018 Est. T.C.V. 009-015-015-00 = 184,727

Est. TCV/Total Floor Area = 83.47, Most recent sale 08/03/1995 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
88,600	88,600	88,600	71,689	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,800	0	1,505	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
92,400	92,400	92,400	73,194	73,194	47,576	

009-015-016-00                      2018 Est. T.C.V.                      BARNES RONALD L  
 Property Class: 401                      8908 W KELLY RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			15.00 Acres		2000	100		30,000
			15.00 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	2.98	1.00	170	0	0
Shed: Wood Frame	7.66	1.00	206	50	789

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 = 1,074

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	48.38	0.00	0.66	1008	49,432

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(16) Porches  
 CCP (1 Story), Standard                      25.93                      112                      2,904  
 CCP (1 Story), Standard                      21.92                      170                      3,726

(16) Deck/Balcony  
 Roof Cover Only,Standard                      10.55                      181                      1,910

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

Base Cost	15.13	660	9,986
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =>                      Cost New = 102,587

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost = 61,552  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 = 60,321

2018 Est. T.C.V. 009-015-016-00                      = 91,395

Est. TCV/Total Floor Area = 90.67

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,500	42,500	42,500	32,727	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	0	687	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,700	45,700	45,700	33,414	33,414	33,414	

009-015-017-00                      2018 Est. T.C.V.                      FOSTER CRAIG C & PUTMAN AMY N  
Property Class: 401                      8850 W KELLY RD  
Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			15.00 Acres		2000	100		30,000
			15.00 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	2.98	1.00	500	0	0
Shed: Wood Frame	8.79	1.00	120	50	527
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 =					1,002

Cost Est. for Res. Bldg: 1    Single Family    HUD                      CIs D+10    Blt 1992

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1568 SF    Floor Area = 1568 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	48.94	-11.89	0.72	1568	59,223

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	7.24	120	869
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(17) Garages

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

Base Cost	9.30	1280	11,904
No Floor Deduction	-3.00	1280	-3,840

County Multiplier = 1.38 =>                      Cost New =    105,102

Notes: 2015-04175 AFFMAN 1991 COMMODORE GP01986AB

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =    84,082  
ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.550 => TCV of Bldg: 1 =    46,245

2018 Est. T.C.V. 009-015-017-00                      =    77,247

Est. TCV/Total Floor Area = 49.26, Most recent sale 10/31/2008 for 70,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,400	37,400	37,400	32,182	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	675	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,600	38,600	38,600	32,857	32,857	32,857	

009-015-018-00                      2018 Est. T.C.V.                      SHERMAN DAVID P JR  
 Property Class: 401                      2835 S BLODGET RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000		10.00	Acres		2000	100		20,000
		10.00	Total Acres				Total Est. Land Value =	20,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	800	0	0
Shed: Wood Frame	9.12	1.00	168	95	1,455
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 =					2,405

Cost Est. for Res. Bldg: 1    Single Family    BOCA/STATE                      Cls CD                      Blt 1985

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

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	58.08	-12.34	0.00	1120	51,229

Other Additions/Adjustments	Rate	Size	Cost
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## (13) Plumbing

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

## (14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2895.00	1	2,895

## (15) Built-Ins &amp; Fireplaces

Appliance Allowance	1415.00	1	1,415
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## (17) Garages

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

Base Cost	11.14	768	8,556
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County Multiplier = 1.38    =>                      Cost New =                      94,219

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =                      65,953  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.700 => TCV of Bldg: 1 =                      46,167

Ag. Bld 1 2015, No-Wall Utility Shed, 3 Wall    Class:D,Pole    Quality:Low Cost

Heating System:No Heating/Cooling    Rate Adj.:0.00    Desc:

Rate	Height-%Adj	Perim.-%Adj	Heat-Adj	Size	CountyMult.	Cost New
3.31	1.000	0.709	0.00	312	1.38	1,011

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =                      910

ECF (416 RESIDENTIAL RURAL/ NON SUB)    1.100 => TCV of Bldg: 1 =                      1,001

Total Estimated True Cash Value of Agricultural Buildings                      =                      1,001

2018 Est. T.C.V. 009-015-018-00                      =                      69,573

Est. TCV/Total Floor Area = 62.12

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,600	32,600	32,600	22,354	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	0	469	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,800	34,800	34,800	22,823	22,823	22,823	

009-015-019-00                      2018 Est. T.C.V.                      RICHARDS BRIAN  
 Property Class: 401                      2611 S BLODGETT RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
442 Actual Front Feet, 5.12 Total Acres                      Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.79	1.00	120	50	527
Shed: Wood Frame	8.79	1.00	120	50	527

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 =					1,530

Cost Est. for Res. Bldg: 1    Single Family    HUD                      Cls D    Blt 1992

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1088 SF    Floor Area = 1088 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	47.64	-11.94	0.66	1088	39,560

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
3 Fixture Bath	1650.00	1	1,650

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

(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235
Fireplace: Wood Stove	950.00	1	950

(16) Porches			
WCP (1 Story), Standard	32.74	56	1,833

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

County Multiplier = 1.38 =>                      Cost New =    70,407

Notes: 1992 MANOR - HUD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    45,765  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.550 => TCV of Bldg: 1 =    25,170

2018 Est. T.C.V. 009-015-019-00                      =    31,700

Est. TCV/Total Floor Area = 29.14, Most recent sale 04/20/2016 for 28,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,900	15,900	15,900	15,900	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,900	15,900	15,900	16,233	15,900	0	



009-015-019-30                      2018 Est. T.C.V.                      LEWIS MARK  
 Property Class: 401                      2621 S BLODGET RD  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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 Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	18.00	Acres	2000	100		36,000
18.00 Total Acres                      Total Est. Land Value =								36,000

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 Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	6.55	1.00	384	50	1,257
Total Estimated Land Improvements True Cash Value =					1,257

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	46.56	-11.59	0.66	1216	43,326

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

3 Fixture Bath                      1650.00                      1    1,650

(14) Water/Sewer

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

(16) Porches

WGEP (1 Story), Shallow                      35.84                      96    3,441

County Multiplier = 1.38 =&gt;

Cost New = 73,915

Notes: 1991 16X76 FAIRMONT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost = 55,436  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.550 => TCV of Bldg: 1 = 30,490

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 2018 Est. T.C.V. 009-015-019-30                      = 67,747

Est. TCV/Total Floor Area = 55.71, Most recent sale 01/31/2006 for 33,288

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,900	33,900	33,900	24,996	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	524	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,900	33,900	33,900	25,520	25,520	25,520	

009-015-020-00                      2018 Est. T.C.V.                      ALDRICH ARNOLD & LANA M  
 Property Class: 401                      2675 S BLODGETT RD  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	20.00	Acres	2000	100		40,000
20.00 Total Acres                      Total Est. Land Value =								40,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.75	1.00	80	71	611
Total Estimated Land Improvements True Cash Value =					611

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls CD                      Blt 2000

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1492 SF    Floor Area = 1492 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.27	-7.88	0.00	992	47,011
1	Story Siding	Crawl Space	55.27	-7.88	0.00	500	23,695

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

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2895.00	1	2,895

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(17) Garages

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

Base Cost	14.75	704	10,384
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =>                      Cost New =                      121,343

Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0,    Depr.Cost =                      105,569  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =                      103,457

2018 Est. T.C.V. 009-015-020-00                      =                      144,068

Est. TCV/Total Floor Area = 96.56, Most recent sale 10/01/1999 for 40,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
70,500	70,500	70,500	57,657	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,500	0	0	1,210	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
72,000	72,000	72,000	58,867	58,867	58,867	58,867

009-015-022-00                      2018 Est. T.C.V.                      BAUGHAN GERALD J & ADA M TRUSTEES  
 Property Class: 401                      8206 W KELLY RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	330.00	660.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.00 Total Acres                      Total Est. Land Value =								13,200

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.04	1.00	81	45	439
Total Estimated Land Improvements True Cash Value =					439

< Cost Estimates for Res. Building: 1    Mobile Home    Class: Average Quality    >  
 (11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	38.41	-0.75	-6	720	25,456

Other Additions/Adjustments	Rate	Size	Cost
Addition/Crawl	37.50	516	19,350
Free Standing Roof	4.57	896	4,095

(2) Skirting			
Metal/Vinyl	5.70	84	479

(9) Foundation			
Foundation Wall: Concrete	6.92	0	0

(13) Plumbing			
Average Fixture(s)	530.00	1	530

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

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

(16) Porches			
WCP (1 Story), Standard	22.42	144	3,228
WCP (1 Story), Standard	31.96	60	1,918

County Multiplier = 1.38    =>                      Cost New =                      83,608

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,    Depr.Cost =                      29,263  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.500 => TCV of Bldg: 1 =                      14,631

2018 Est. T.C.V. 009-015-022-00                      =                      28,270

Est. TCV/Total Floor Area = 22.87

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,100	14,100	14,100	13,459	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	282	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,100	14,100	14,100	13,741	13,741	13,741	

009-015-023-00                              2018 Est. T.C.V.                              DULL LARRY M & MELANIE S  
Property Class: 401                              8150 W KELLY RD  
Map #:    LAKE TOWNSHIP                              LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	330.00	660.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.00 Total Acres              Total Est. Land Value =								13,200

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.59	1.00	80	50	384
Total Estimated Land Improvements True Cash Value =					384

Cost Est. for Res. Bldg: 1    Single Family    1S                              Cls D-10    Blt 2010

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

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	47.14	-9.20	0.00	448	16,997
1	Story Siding	Piers	47.14	-11.99	0.00	280	9,842

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

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

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

County Multiplier = 1.38    =>                              Cost New =    45,394

Notes: SHED CONVERTED TO DWELLING & 2016 POST & BEAM ADDITION

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,	Depr.Cost =	43,124
ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =		42,262

2018 Est. T.C.V. 009-015-023-00                              =    55,846

Est. TCV/Total Floor Area = 76.71, Most recent sale 04/23/2010 for 27,800

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
27,300	27,300	27,300	26,013	2.10	
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	600	0	0	546	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
27,900	27,900	27,900	26,559	26,559	26,559

009-015-024-00    2018 Est. T.C.V.    CRANCE CHARLES F & DONNAJEAN L  
 Property Class: 401    8126 W KELLY RD  
 Map #:    LAKE TOWNSHIP    LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	330.00	660.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.00 Total Acres                      Total Est. Land Value =								13,200

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	500	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	94	940
Total Estimated Land Improvements True Cash Value =					940

< Cost Estimates for Res. Building: 1    Mobile Home    Class: Average Quality    >  
 (11) Heating System: Forced Warm Air

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	34.46	0.00	-6	980	31,745
Other Additions/Adjustments			Rate			Size	Cost
Addition/Crawl			37.50			374	14,025
Free Standing Roof			4.57			1293	5,909

(2) Skirting  
 Metal/Vinyl    5.70    146    832

(9) Foundation  
 Foundation Wall: Concrete    6.92    0    0

(13) Plumbing  
 Average Fixture(s)    530.00    1    530

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

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

(16) Deck/Balcony  
 Pine    w/Roof,Standard    20.80    80    1,664  
 Treated Wood,Standard    8.58    67    575

(17) Garages  
 Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)  
 Base Cost    9.30    1152    10,714  
 Mechanical Doors    325.00    2    650

County Multiplier = 1.38 =>    Cost New =    99,599  
 Notes: 1982 MARLETTE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 44/100/100/100/44.0,    Depr.Cost =    43,824  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.500 => TCV of Bldg: 1 =    21,912

2018 Est. T.C.V. 009-015-024-00    =    36,052  
 Est. TCV/Total Floor Area = 26.63

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
18,000	18,000	18,000	17,609	2.10		
2018	New Eq.	Adj. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	369	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,000	18,000	18,000	17,978	17,978	17,978	

009-015-025-00                      2018 Est. T.C.V.                      RADEN JUDITH D  
 Property Class: 401                      2960 S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	330.00	662.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.01 Total Acres                      Total Est. Land Value =								13,200

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.59	1.00	80	81	622
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 =					1,097

Cost Est. for Res. Bldg: 1    Single Family    BOCA/STATE                      Cls D+10    Blt 2001

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

Ground Area = Size for Rates = 1560 SF    Floor Area = 1560 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	48.99	-8.22	0.00	1560	63,601

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(17) Garages

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

Base Cost	15.20	777	11,810
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =>                      Cost New =    115,149

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =    103,634  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.700 => TCv of Bldg: 1 =    72,544

2018 Est. T.C.V. 009-015-025-00                      =    86,841

Est. TCv/Total Floor Area = 55.67, Most recent sale 02/01/2001 for 10,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,800	40,800	40,800	35,718	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,600	0	750	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,400	43,400	43,400	36,468	36,468	36,468	

009-015-026-00                      2018 Est. T.C.V.                      HILL LEWIS H  
 Property Class: 101                      8731 W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 SURPLUS	1700/		92.42 Acres		1700	100		157,114
AG SW 2014 30 - 65 ACRES			30.00 Acres		3600	100		108,000
122.42 Total Acres              Total Est. Land Value =								265,114

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.24	1.00	160	50	739
Shed: Wood Frame	7.23	1.00	1306	50	4,721
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	100	1,000
Total Estimated Land Improvements True Cash Value =					6,460

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1034 SF    Floor Area = 1034 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.95	-8.69	-2.85	1034	49,022

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(16) Porches  
 CCP (1 Story), Standard                      21.06                      214                      4,507

(16) Deck/Balcony  
 Roof Cover Only, Standard                      10.50                      192                      2,016

(17) Garages  
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)  
 Base Cost                      17.20                      288                      4,954  
 Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)  
 Base Cost                      10.91                      1536                      16,758  
 Automatic Doors                      375.00                      1                      375

County Multiplier = 1.38 =>                      Cost New =                      117,467

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      76,354  
 ECF (101 AGRICULTURE)                      0.980 => TCV of Bldg: 1 =                      74,827

2018 Est. T.C.V. 009-015-026-00                      =                      346,401

Est. TCV/Total Floor Area = 335.01

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
172,100	172,100	172,100	140,433	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,100	0	2,949	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
173,200	173,200	173,200	143,382	143,382	143,382	

009-015-026-50 2018 Est. T.C.V. HILL SHARON K  
 Property Class: 101 8366 W KELLY RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 121 - 400 Acres	89.10	Acres	3600	100				320,760
AG SW 2014 SURPLUS 1700/	41.00	Acres	1700	100				69,700
130.10 Total Acres Total Est. Land Value =								390,460

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	640	0	0
D/W/P: 4in Concrete	3.12	1.00	160	0	0
Shed: Wood Frame	7.38	1.00	249	50	919
Shed: Wood Frame	7.58	1.00	219	50	830
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					2,224

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1982

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1537 SF Floor Area = 1537 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	44.66	0.00	0.66	1537	69,657

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches							
CPP, Standard			12.53			127	1,591
CPP, Standard			13.59			110	1,495

(17) Garages							
Class:D Exterior: Pole Foundation: 42 Inch (Unfinished)							
Base Cost			10.01			1554	15,556
Mechanical Doors			325.00			3	975

County Multiplier = 1.38 => Cost New = 133,830

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 93,681  
 ECF (101 AGRICULTURE) 0.700 => TCV of Bldg: 1 = 65,577

Ag. Bld 1 0, 4 Wall Utility Building	Class:D,Pole	Quality:Average					
Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:							
Rate	Height-%Adj	Perim.-%Adj	Heat-Adj	Size	CountyMult.	Cost New	
7.60	0.946	1.024	0.00	2048	1.38	20,807	
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 9,363							
ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 1 = 10,768							

Total Estimated True Cash Value of Agricultural Buildings = 10,768

2018 Est. T.C.V. 009-015-026-50 = 469,029

Est. TCv/Total Floor Area = 305.16

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
239,200	239,200	239,200	131,098	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-4,700	0	2,753	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
234,500	234,500	234,500	133,851	133,851	133,851	



009-015-027-00	2018 Est. T.C.V.	ADAMS ALAN
Property Class: 402		S JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99	@\$5500	3.00	Acres	5500	100		16,500
			3.00	Total Acres			Total Est. Land Value =	16,500

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2018 Est. T.C.V. 009-015-027-00 = 16,500

Est. TCV/Total Floor Area = 10.74

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,300	8,300	8,300	3,552	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	74	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,300	8,300	8,300	3,626	3,626	0	

009-015-028-00	2018 Est. T.C.V.	ADAMS ALAN
Property Class: 401		8442 W JENNINGS RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NON SUB LK FRNT	150.00	260.00	1.0000	1.0000	1000	100		150,000
150 Actual Front Feet, 0.90 Total Acres								Total Est. Land Value = 150,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.79	1.00	120	50	527
Shed: Wood Frame	8.79	1.00	120	50	527

## 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 =					1,530

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

## (11) Heating System: Space Heater

Ground Area = Size for Rates = 496 SF Floor Area = 496 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	58.69	-11.24	-1.89	496	22,598

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, 100 Feet	2425.00	1	2,425

## (15) Built-Ins &amp; Fireplaces

Appliance Allowance 1235.00 1 1,235

## (16) Porches

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

## (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 =&gt; Cost New = 54,570

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 30,014  
ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 39,018

2018 Est. T.C.V. 009-015-028-00 = 190,548

Est. TCV/Total Floor Area = 384.17

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
85,700	85,700	85,700	57,784	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	9,600	0	1,213	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
95,300	95,300	95,300	58,997	58,997	0	

009-015-029-00                      2018 Est. T.C.V.                      REISNER JOHN A & ELIZABETH A TRUST  
 Property Class: 401                      8371 W JENNINGS RD  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$2800			6.99 Acres		2800	100		19,572
6.99 Total Acres                      Total Est. Land Value =								19,572

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.53	1.00	96	50	554
Total Estimated Land Improvements True Cash Value =					554

Cost Est. for Res. Bldg: 1    Single Family    BOCA/STATE                      C1s    C-5    B1t 1974

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.39	-9.39	0.00	960	52,800

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WSEP (1 Story), Standard	25.50	200	5,100
CCP (1 Story), Standard	49.04	32	1,569

(17) Garages

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

Base Cost	10.13	1020	10,333
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      111,796

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      72,668  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.700 => TCV of Bldg: 1 =                      50,867

2018 Est. T.C.V. 009-015-029-00                      =                      70,993

Est. TCV/Total Floor Area = 73.95, Most recent sale 11/03/2005 for 132,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,400	34,400	34,400	34,400	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	722		0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,500	35,500	35,500	35,122	35,122		0

009-015-029-99	2018 Est. T.C.V.	MOLITOR DONALD & BETTY FAMILY TRUST
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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 Land Value Estimates for Land Table Res 6. RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	66.00	66.00	1.0000	0.0000	40	100*		0
Residentia 1 -	2.99	@\$5500	0.10	Acres	5500	100		550
* denotes lines that do not contribute to the total acreage calculation.								
66 Actual Front Feet, 0.10 Total Acres								
Total Est. Land Value =								550

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 2018 Est. T.C.V. 009-015-029-99 = 550

Est. TC/Total Floor Area = 0.57

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
300	300	300	300	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
300	300	300	306	300	300	

009-015-030-00	2018 Est. T.C.V.	BURCHARD LEWIS & LYNETTE
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	60.00	534.97	0.9382	1.0000	500	100		28,145
60 Actual Front Feet, 0.74 Total Acres							Total Est. Land Value =	28,145

2018 Est. T.C.V. 009-015-030-00 = 28,145

Est. TCV/Total Floor Area = 29.32, Most recent sale 02/01/2000 for 58,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
14,100	14,100	14,100	14,100	2.10				
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	0	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
14,100	14,100	14,100	14,396	14,100	0			

009-015-031-00                      2018 Est. T.C.V.                      THOMAS ROGER L & CHARLENE  
 Property Class: 401                      2210 S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
204 Actual Front Feet, 0.89 Total Acres                      Total Est. Land Value =								8,000

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	48.31	-7.37	0.00	1020	41,759
2 Exterior Units, (@6% more)                      Base cost of Exterior units =							88,529

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	2	2,520
3 Fixture Bath	1975.00	1	3,950

(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2895.00	1	2,895

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	2,830
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(16) Deck/Balcony

Treated Wood,Standard	16.26	20	650
Treated Wood,Standard	16.26	20	650

(17) Garages

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

Base Cost	20.05	480	19,248
Common Wall: 2 Wall	-2475.00	1	-4,950
Automatic Doors	375.00	2	1,500

County Multiplier = 1.38 =>                      Cost New = 164,768

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,                      Depr.Cost = 107,100  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)                      0.700 => TCV of Bldg: 1 = 74,970

2018 Est. T.C.V. 009-015-031-00                      = 82,970

Est. TCV/Total Floor Area = 40.67

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,500	41,500	41,500	27,063	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	568	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,500	41,500	41,500	27,631	27,631	0	

009-015-031-40                      2018 Est. T.C.V.                      THOMAS ROGER L & CHARLENE &  
 Property Class: 401                      2184 S DICKERSON RD  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
160 Actual Front Feet, 1.70 Total Acres                      Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	68.12	-9.95	1.92	936	56,244

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WGEP (1 Story), Standard	36.83	144	5,304
WGEP (1 Story), Standard	40.12	120	4,814

(17) Garages

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

Base Cost	18.40	624	11,482
Common Wall: 1/2 Wall	-650.00	1	-650
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =    121,997

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    79,298  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =    77,712

2018 Est. T.C.V. 009-015-031-40                      =    83,187

Est. TCV/Total Floor Area = 88.88, Most recent sale 03/22/2007 for 1

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,400	40,400	40,400	34,187	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,200	0	717	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,600	41,600	41,600	34,904	34,904	0	

009-015-031-70                      2018 Est. T.C.V.                      THOMAS LLOYD J  
 Property Class: 401                      2220 S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	204.00	363.00	1.0000	1.0000	40	100		8,160
204 Actual Front Feet, 1.70 Total Acres                      Total Est. Land Value =								8,160

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wire Mesh, #9	1.87	1.00	460	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 1955

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1800 SF    Floor Area = 1800 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Brick	Crawl Space	60.76	-7.50	0.00	1800	95,868

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(17) Garages

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

Base Cost	19.87	648	12,876
Common Wall: 1 Wall	-2225.00	1	-2,225
Automatic Doors	375.00	2	750

County Multiplier = 1.38 =>                      Cost New =    161,093

Notes: POST WW2 HOME

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    104,710  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =    102,616

2018 Est. T.C.V. 009-015-031-70                      =    111,251

Est. TCV/Total Floor Area = 61.81

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,100	54,100	54,100	38,130	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,500	0	0	800	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,600	55,600	55,600	38,930	38,930	38,930	



009-015-033-00                              2018 Est. T.C.V.                              ATKINS SHAWN & TAMARA  
 Property Class: 401                              8399 W JENNINGS RD  
 Map #:                              LAKE TOWNSHIP                              LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$75/FF	405.00	881.96	1.0000	1.0000	75	100		30,375
405 Actual Front Feet, 8.20 Total Acres              Total Est. Land Value =								30,375

## 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	2340	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					2,425

Cost Est. for Res. Bldg: 1    Single Family    1.5S                              Cls    C+10    Blt 2003

(11) Heating System: Forced Heat &amp; Cool

Ground Area = Size for Rates = 1260 SF    Floor Area = 2198 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	90.39	0.00	3.16	1260	117,873
1	Story Siding	Overhang	37.48	0.00	0.00	308	11,544

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 2 Story	2505.00	1	2,505

(16) Porches

CCP (1 Story), Standard	20.09	288	5,786
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(16) Deck/Balcony

Treated Wood,Standard	9.94	56	557
Treated Wood,Standard	8.30	100	830

(17) Garages

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

Base Cost	21.09	676	14,257
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38    =>                              Cost New =              225,853

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =              203,267  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =              199,202

Cost Estimates for Commercial/Industrial Building/Section: 1              Built 2001

Description of Occupancy: N. GARAGE W/ S. FACING WINDOWS

Costs are taken from the Warehouse, Storage cost schedules.

<<<<<                              Calculator Cost Computations                              >>>>>  
 Class: D,Pole    Quality: Low Cost    Percent Adj: +0

Base Rate for Upper Floors = 16.75

Adjusted Square Foot Cost for Upper Floors = 16.75

1 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 0	Height per Story Multiplier: 0.880
Ave. Floor Area: 2,016	Perimeter: 180    Perim. Multiplier: 1.204
Refined Square Foot Cost for Upper Floors: 17.75	

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 24.313

Total Floor Area: 1,536                              Base Cost New of Upper Floors =              37,345

Reproduction/Replacement Cost = 37,345  
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0  
 Total Depreciated Cost = 29,129

ECF (416 RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 32,042  
 Replacement Cost/Floor Area= 24.31 Est. TCV/Floor Area= 20.86

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2009  
 Description of Occupancy: NEXT TO HOUSE

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

Base Rate for Upper Floors = 14.75

(10) Heating system: Electric Wall Heaters Cost/SqFt: -0.35 100%  
 Adjusted Square Foot Cost for Upper Floors = 14.40

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 14 Height per Story Multiplier: 1.080  
 Ave. Floor Area: 3,120 Perimeter: 224 Perim. Multiplier: 0.966  
 Refined Square Foot Cost for Upper Floors: 15.02

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 20.582

Total Floor Area: 3,120 Base Cost New of Upper Floors = 64,215

Reproduction/Replacement Cost = 64,215  
 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0  
 Total Depreciated Cost = 59,078

ECF (416 RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 2 = 64,986  
 Replacement Cost/Floor Area= 20.58 Est. TCV/Floor Area= 20.83

Total Estimated True Cash Value of Commercial/Industrial Buildings = 97,028

2018 Est. T.C.V. 009-015-033-00 = 329,030

Est. TCV/Total Floor Area = 48.01, Most recent sale 01/29/2007 for 230,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
161,800	161,800	161,800	131,731	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,700	0	0	2,766	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
164,500	164,500	164,500	134,497	134,497	134,497	

009-015-034-00                      2018 Est. T.C.V.                      GRAY JEFFREY L  
 Property Class: 401                      8283 W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	192.00	465.09	1.0000	1.0000	40	100		7,680
192 Actual Front Feet, 2.05 Total Acres                      Total Est. Land Value =								7,680

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	300	99	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls CD                      Blt 2003

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 768 SF    Floor Area = 960 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	72.96	0.00	0.00	768	56,033

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	7.46	128	955
Treated Wood,Standard	7.73	112	866

(17) Garages

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

Base Cost	17.14	672	11,518
Automatic Doors	375.00	2	750

County Multiplier = 1.38 =>                      Cost New =                      109,830

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =                      98,847  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =                      96,870

2018 Est. T.C.V. 009-015-034-00                      =                      105,500

Est. TCV/Total Floor Area = 109.90

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
51,300	51,300	51,300	44,187	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	0	927	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,800	52,800	52,800	45,114	45,114	0	

009-015-034-25                      2018 Est. T.C.V.                      WRIGHT SCOTT D ETAL  
 Property Class: 401                      8305 W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99	@\$5500	2.05 Acres		5500	100		11,275
			2.05 Total Acres				Total Est. Land Value =	11,275

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
TRAVEL TRAILER	1.00	1.00	10000.0	95	9,500
	Total Estimated Land Improvements True Cash Value =				9,500

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls CD    Blt 2000

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

Other Additions/Adjustments                      Rate                      Size    Cost

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

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

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

(17) Garages  
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)  
 Base Cost                      12.60                      576    7,258  
 Mechanical Doors                      350.00                      1    350

County Multiplier = 1.38 =>                      Cost New =    20,835

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0,    Depr.Cost =    19,168

Separately Depreciated Items:

Unit-in-Place Cost Items:  
 ROOF STRUCTURE                      1.00                      350    350  
 County Multiplier = 1.38 =>                      Cost New =    483  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =    435

Total Depreciated Cost =    19,603

ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =    19,211

2018 Est. T.C.V. 009-015-034-25                      =    39,986  
 Est. TCV/Total Floor Area = 0.00, Most recent sale 08/01/1998 for 4,795

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
20,000	20,000	20,000	13,905	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	292	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,000	20,000	20,000	14,197	14,197	0

009-015-034-50                                  2018 Est. T.C.V.                                  ROSS VICTOR D  
Property Class: 401                                  W JENNINGS RD  
Map #:    LAKE TOWNSHIP                                  LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	195.80	444.94	1.0000	1.0000	40	100		7,832
196 Actual Front Feet, 2.00 Total Acres                  Total Est. Land Value =								7,832

Cost Est. for Res. Bldg: 1    Single Family    GRG                                  Cls    C                  Blt 2011

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

Other Additions/Adjustments                                  Rate                                  Size    Cost

(17) Garages  
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)  
Base Cost    17.19    728    12,514  
Mechanical Doors    350.00    2                  700

County Multiplier = 1.38    =>    Cost New =    18,236

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,    Depr.Cost =    17,324  
ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =    16,977

2018 Est. T.C.V. 009-015-034-50    =    24,809

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,500	12,500	12,500	10,391	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-100	0	0	218	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,400	12,400	12,400	10,609	10,609	0	

009-015-034-60                      2018 Est. T.C.V.                      WRIGHT DENNIS J & JUDY A  
 Property Class: 401                      W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	194.72	469.91	1.0000	1.0000	40	100		7,789
195 Actual Front Feet, 2.10 Total Acres                      Total Est. Land Value =								7,789

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.07	1.00	80	95	918
Total Estimated Land Improvements True Cash Value =					918

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls    C                      Blt 2012

(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments	Rate	Size	Cost
(17) Carports			
Aluminum	7.70	347	2,672
(17) Garages			
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.13	1200	12,156
Mechanical Doors	350.00	2	700

County Multiplier = 1.38    =>                      Cost New =                      21,429

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,    Depr.Cost =                      20,357  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =                      19,950

2018 Est. T.C.V. 009-015-034-60                      =                      28,657

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/22/2010 for 5,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,400	14,400	14,400	9,400	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-100	0	0	197	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,300	14,300	14,300	9,597	9,597	0	

009-015-035-00	2018 Est. T.C.V.	MOLITOR DON & BETTY FAMILY TRUST
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	20.30	Acres	2000	100		40,600
			20.30	Total Acres			Total Est. Land Value =	40,600

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2018 Est. T.C.V. 009-015-035-00 = 40,600

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,300	20,300	20,300	9,876	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	207	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,300	20,300	20,300	10,083	10,083	10,083	

009-015-035-90                      2018 Est. T.C.V.                      STEPHAN EDWARD D & MARY A  
 Property Class: 401                      S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	328.56	437.51	1.0000	1.0000	40	100		13,142
329 Actual Front Feet, 3.30 Total Acres                      Total Est. Land Value =								13,142

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

(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	9.30	2400	22,320
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County Multiplier = 1.38 =&gt;                      Cost New =    30,802

Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,	Depr.Cost =	28,954
ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =		28,374

2018 Est. T.C.V. 009-015-035-90                      =    41,516

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,300	20,300	20,300	16,609	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	500	0	0	348	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,800	20,800	20,800	16,957	16,957		0





Treated Wood,Standard	18.18	15	273			
County Multiplier = 1.38 =>		Cost New =	41,663			
Notes: 2172 S DICKERSON RD						
Phy/Ab.Phy/Func/Econ/Comb.%Good= 58/100/100/100/58.0,		Depr.Cost =	24,165			
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 =>	TCV of Bldg: 2 =		12,082			
2018 Est. T.C.V. 009-015-036-00			=	115,198		
Est. TCV/Total Floor Area = 49.23						
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,900	53,900	53,900	41,407	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,700	0	0	869	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,600	57,600	57,600	42,276	42,276	42,276	



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250,200

250,200

250,200

180,788

180,788

180,788

009-015-038-00                      2018 Est. T.C.V.                      SANDAGE KATHERINE M  
 Property Class: 401                      8370 W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NON SUB LK FRNT	100.00	261.36	1.0000	1.0000	1000	100		100,000
100 Actual Front Feet, 0.60 Total Acres                      Total Est. Land Value =								100,000

## 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	1200	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	54.66	0.00	0.00	1596	87,237

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	10.00	72	720

(9) Basement Finish			
Basement Recreation Finish	11.25	792	8,910
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, 100 Feet	2550.00	1	2,550

(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	27.14	112	3,040

(16) Deck/Balcony			
Treated Wood, Standard	5.85	708	4,142

(17) Garages

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

Base Cost	19.20	528	10,138
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =&gt;                      Cost New = 170,922

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost = 111,099  
ECF (410- SAPPHIRE LAKE AREA)                      1.360 => TCV of Bldg: 1 = 151,095

2018 Est. T.C.V. 009-015-038-00                      = 253,470

Est. TCV/Total Floor Area = 158.82, Most recent sale 09/25/1998 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
118,400	118,400	118,400	76,278	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,300	0	0	1,601	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
126,700	126,700	126,700	77,879	77,879	77,879	

009-015-039-00                      2018 Est. T.C.V.                      KEBERLY PAUL W  
 Property Class: 401                      8280 W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NON SUB LK FRNT	60.00	508.20	1.0000	1.0000	1000	100		60,000
60 Actual Front Feet, 0.70 Total Acres                      Total Est. Land Value =								60,000

## 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	192	50	307
Total Estimated Land Improvements True Cash Value =					307

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls CD                      Blt 1976

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1056 SF    Floor Area = 1416 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	74.80	0.00	-0.32	720	53,626
1	Story Siding	Basement	58.72	0.00	-0.21	336	19,659

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

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

(16) Porches	Rate	Size	Cost
WCP (1 Story), Standard	40.25	42	1,691

(16) Deck/Balcony	Rate	Size	Cost
Treated Wood, Standard	6.59	240	1,582
Wood Balcony	15.00	50	750

County Multiplier = 1.38 =&gt;                      Cost New =                      118,821

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,                      Depr.Cost =                      83,175

## Separately Depreciated Items:

Square footage # 2 is depreciated at 60 %Good...	Base Cost Was =	19,659
County Multiplier = 1.38 =>	Cost New =	27,130
Phy/Ab.Phy/Func/Econ/Comb.%Good=-10/100/100/100/-10.0,	Depr.Cost =	-2,713
ECF (410- SAPPHIRE LAKE AREA)                      1.360 => TCV of Bldg: 1 =		109,428

2018 Est. T.C.V. 009-015-039-00                      =                      169,735

Est. TCV/Total Floor Area = 119.87, Most recent sale 04/01/1999 for 121,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
67,600	67,600	67,600	55,470	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
12,400	4,900	0	12,400	1,164	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
84,900	84,900	84,900	69,034	69,034	0

009-015-040-00                      2018 Est. T.C.V.                      BANDELOW GERALD S  
 Property Class: 401                      8390 W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> GROUP I 40K					45000	100		45,000
50 Actual Front Feet, 0.21 Total Acres                      Total Est. Land Value =								45,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	1300	0	0
Dock: Light posts	21.31	1.00	113	0	0

## Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls    C+10    Blt 1964

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

Ground Area = Size for Rates = 1212 SF    Floor Area = 1212 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	71.41	0.00	0.00	848	60,556
1+	Story Siding	Basement	75.09	0.00	0.00	364	27,333

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

Basement Recreation Finish	11.45	1200	13,740
Walk out Basement Door(s)	775.00	1	775

## (13) Plumbing

Average Fixture(s)	760.00	1	760
2 Fixture Bath	1600.00	2	3,200

## (14) Water/Sewer

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

## (15) Built-Ins &amp; Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 2 Story	2505.00	1	2,505

## (16) Porches

CPP, Basement	18.73	188	3,521
WPP, Standard	11.83	156	1,845

## (16) Deck/Balcony

Treated Wood,Standard	9.21	70	645
Treated Wood,Standard	10.56	48	507
Wood Balcony	17.50	96	1,680

## (17) Garages

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

Base Cost	16.72	768	12,841
Automatic Doors	375.00	2	750
Storage area over garage	3.95	512	2,022

County Multiplier = 1.38    =>                      Cost New =    191,071

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    124,196  
 ECF (410- SAPPHIRE LAKE AREA)                      1.360 => TCV of Bldg: 1 =    168,907

2018 Est. T.C.V. 009-015-040-00                      =    218,657

Est. TCV/Total Floor Area = 180.41, Most recent sale 01/01/1998 for 62,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
84,600	84,600	84,600	66,858	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
12,700	12,000	0	12,700	1,404	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
109,300	109,300	109,300	80,962	80,962	80,962

009-015-041-00                      2018 Est. T.C.V.                      OLSON ERIK A & RENATA J  
 Property Class: 401                      8400 W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> GROUP I 40K					45000	100		45,000
50 Actual Front Feet, 0.21 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: Flagstone/Sand	9.95	1.00	80	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

(11) Heating System: Electric Baseboard

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	69.82	-10.43	-0.21	520	30,774

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WPP, Standard	14.36	96	1,379
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(16) Deck/Balcony

Treated Wood, Standard	16.26	20	325
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(17) Garages

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

Base Cost	10.04	960	9,638
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      65,013

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      39,008  
 ECF (410- SAPPHIRE LAKE AREA)                      1.300 => TCV of Bldg: 1 =                      50,710

2018 Est. T.C.V. 009-015-041-00                      =                      96,185

Est. TCV/Total Floor Area = 184.97, Most recent sale 07/10/2017 for 124,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,700	39,700	39,700	31,982	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
700	7,700	0	700	15,418	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,100	48,100	48,100	33,353	48,100	0	



009-015-043-00                      2018 Est. T.C.V.                      DOWN PAUL A & DAO NOI  
 Property Class: 402                      W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			9.55 Acres		2000	100		19,100
			9.55 Total Acres				Total Est. Land Value =	19,100

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Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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2018 Est. T.C.V. 009-015-043-00                      =                      23,850

Est. TCV/Total Floor Area = 45.87

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,400	11,400	11,400	8,499	2.10		
2018	New Eq.	Adj. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	500	0	0	178	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,900	11,900	11,900	8,677	8,677	0	

009-015-043-60                      2018 Est. T.C.V.                      PARSONS CHARLES R & SUSAN E  
 Property Class: 401                      8670 W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			9.95 Acres		2000	100		19,900
			9.95 Total Acres				Total Est. Land Value =	19,900

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	1434	50	2,466
D/W/P: 3.5 Concrete	3.44	1.00	540	50	929
Shed: Wood Frame	9.83	1.00	192	50	943
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
	Total Estimated Land Improvements True Cash Value =				5,308

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1978 SF    Floor Area = 1978 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.40	-8.16	0.00	858	44,822
1	Story Siding	Basement	60.40	0.00	0.00	1120	67,648

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Brick Veneer	8.25	156	1,287

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WGEP (1 Story), Standard	29.86	240	7,166
CCP (1 Story), Standard	31.93	80	2,554
CCP (1 Story), Standard	46.52	36	1,675

(16) Deck/Balcony

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

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

Base Cost	20.84	483	10,066
Common Wall: 1 Wall	-1300.00	1	-1,300

County Multiplier = 1.38 =>                      Cost New =    203,777

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,    Depr.Cost =    144,682

Separately Depreciated Items:

(17) Garages

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

Base Cost	16.02	768	12,303
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County Multiplier = 1.38 =>                      Cost New =    16,979

Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0,    Depr.Cost =    16,469

Total Depreciated Cost =    161,151

ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =    157,928

2018 Est. T.C.V. 009-015-043-60                      =    183,136

Est. TCV/Total Floor Area = 92.59

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
88,700	88,700	88,700	75,737	2.10

Parcel Number: 009-015-043-60

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2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,900	0	0	1,590	0
2018 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	91,600	91,600	91,600	77,327	77,327	77,327

009-015-043-90	2018 Est. T.C.V.	DOWN PAUL A & DAO NOI
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	100.00	475.50	1.0000	1.0000	50	100		5,000
100 Actual Front Feet, 1.09 Total Acres								Total Est. Land Value = 5,000

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2018 Est. T.C.V. 009-015-043-90 = 5,000

Est. TCV/Total Floor Area = 2.53

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	2,500	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	2,552	2,500	0	

009-015-043-95                      2018 Est. T.C.V.                      DICKERSON ERIC A & MARIANNE  
 Property Class: 401                      W JENNINGS RD  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	100.00	461.74	1.0000	1.0000	65	100		6,500
100 Actual Front Feet, 1.06 Total Acres                      Total Est. Land Value =								6,500

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

(11) Heating System: Forced Air w/ Ducts

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

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

Other Additions/Adjustments	Rate	Size	Cost

(14) Water/Sewer

Public Sewer	1025.00	1	1,025
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(17) Garages

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

Base Cost	12.41	1632	20,253
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County Multiplier = 1.38 =>                      Cost New =    29,364

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,    Depr.Cost =    27,896

Separately Depreciated Items:

(17) Garages

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

Base Cost	11.59	624	7,232
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No Floor Deduction	-3.00	624	-1,872
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County Multiplier = 1.38 =>                      Cost New =    7,397

Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,    Depr.Cost =    3,329

Total Depreciated Cost =    31,224

ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =    30,600

2018 Est. T.C.V. 009-015-043-95                      =    37,100

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
18,100	18,100	18,100	14,519	2.10

2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	500	0	0	304	0

2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
18,600	18,600	18,600	14,823	14,823	14,823