

009-020-001-00	2018 Est. T.C.V.	RADEN CHRISTOPHER & RADEN RICHARD &
Property Class: 402		S LA CHANCE 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 66 - 120	\$2000	66.95	Acres	2000	100			133,900
		66.95	Total Acres				Total Est. Land Value =	133,900

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 2018 Est. T.C.V. 009-020-001-00 = 133,900

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
73,600	73,600	73,600	24,608	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-6,600	0	0	516	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
67,000	67,000	67,000	25,124	25,124	25,124	

009-020-001-95	2018 Est. T.C.V.	DTE GAS COMPANY
Property Class: 301		S LA CHANCE 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	250.00	791.19	1.0000	1.0000	40	100		10,000
250 Actual Front Feet, 4.54 Total Acres								Total Est. Land Value = 10,000

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Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.22	1.42	6156	94	10,025
/CI16/YARI/CHALF/06'/29	11.75	1.00	300.0	50	1,763
/CI16/YARI/CHALF/06'/GATW10	490.00	1.00	1.0	50	245
/CI16/YARI/CHALF/06'/3	2.00	1.00	300.0	50	300
/CI16/YARI/CHALF/06'/GATW3	235.00	1.00	1.0	50	118
Total Estimated Land Improvements True Cash Value =					12,450

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2018 Est. T.C.V. 009-020-001-95 = 22,450

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,200	11,200	11,200	5,035	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	105	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,200	11,200	11,200	5,140	5,140	0	

009-020-002-00                      2018 Est. T.C.V.                      MACFARLANE GERALD  
 Property Class: 401                      3474 S LA CHANCE 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	200.00	400.00	1.0000	1.0000	40	100		8,000
200 Actual Front Feet, 1.84 Total Acres                      Total Est. Land Value =								8,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1450 SF    Floor Area = 1450 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	45.33	-8.62	1.51	1450	55,419

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CGEP (1 Story), Standard	27.70	250	6,925
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County Multiplier = 1.42 =>                      Cost New =    97,127

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,    Depr.Cost =    48,563

Separately Depreciated Items:

(16) Porches

WGEP (1 Story), Standard	29.46	198	5,833
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County Multiplier = 1.42 =>                      Cost New =    8,283

Phy/Ab.Phy/Func/Econ/Comb.%Good= 25/100/100/100/25.0,    Depr.Cost =    2,071

Total Depreciated Cost =    50,634

ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.500 => TCV of Bldg: 1 =    25,317

2018 Est. T.C.V. 009-020-002-00                      =    33,792

Est. TCV/Total Floor Area = 23.30, Most recent sale 04/23/2010 for 22,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,900	16,900	16,900	11,123	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	233	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,900	16,900	16,900	11,356	11,356	11,356	

009-020-002-30 2018 Est. T.C.V. RADEN CHRISTOPHER & RADEN RICHARD &  
 Property Class: 401 3394 S LA CHANCE 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			6.21 Acres	2800	100		17,388
6.21 Total Acres Total Est. Land Value =							17,388

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.70	1.00	200	50	770
Total Estimated Land Improvements True Cash Value =					770

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

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	46.56	0.00	-1.89	1216	54,319

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish							
Basement Recreation Finish		9.65		560		5,404	
Walk out Basement Door(s)		625.00		1		625	

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

(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		17.05		400		6,820	

(16) Deck/Balcony							
Roof Cover Only, Standard		10.00		192		1,920	

(17) Garages							
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)							
Base Cost		10.26		832		8,536	
Mechanical Doors		325.00		1		325	

County Multiplier = 1.38 => Cost New = 117,444

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 76,338  
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 74,812

2018 Est. T.C.V. 009-020-002-30 = 92,970

Est. TCV/Total Floor Area = 76.46						
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
46,000	46,000	46,000	38,659	2.10		
2018 New Eq. Adjustment	Loss	Loss	Additions	Tax Adjustment	Losses	Losses
0	500	0	0	811	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	Losses
46,500	46,500	46,500	39,470	39,470	39,470	39,470

009-020-002-90	2018 Est. T.C.V.	DTE GAS COMPANY
Property Class: 302		S LA CHANCE 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
50 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	5,000

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2018 Est. T.C.V. 009-020-002-90 = 5,000

Est. TCV/Total Floor Area = 4.11

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	1,864	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	39	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	1,903	1,903	0	

009-020-003-00	2018 Est. T.C.V.	RADEN WILLIAM
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 8 - 17 @\$2000		12.25	Acres		2000	100		24,500
		12.25	Total Acres				Total Est. Land Value =	24,500

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2018 Est. T.C.V. 009-020-003-00 = 24,500

Est. TCV/Total Floor Area = 20.15, Most recent sale 09/11/2007 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
11,600	11,600	11,600	4,099	2.10				
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	700	0	0	86	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
12,300	12,300	12,300	4,185	4,185	0			

009-020-003-20                      2018 Est. T.C.V.                      RADEN RYAN C & ALGER JENNIFER L  
 Property Class: 401                      10483 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
SALES & EQ RATE			10.750 Acres		2,100	100		22,575
		10.75	Total Acres				Total Est. Land Value =	22,575

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls C-5    Blt 2005

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1512 SF    Floor Area = 1512 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.58	-8.32	0.00	1512	77,505

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

WCP (1 Story), Standard	26.40	120	3,168
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(17) Garages

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

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

County Multiplier = 1.38 =>                      Cost New =    140,301

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =    126,271  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =    123,745

2018 Est. T.C.V. 009-020-003-20                      =    146,320

Est. TCV/Total Floor Area = 96.77, Most recent sale 01/26/2005 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
71,300	71,300	71,300	59,127	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,900	0	1,241	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
73,200	73,200	73,200	60,368	60,368	60,368	

009-020-003-35                      2018 Est. T.C.V.                      GOTHARD ROBERT & ANNE  
 Property Class: 101                      3234 S LA CHANCE 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/		40.00	Acres	1700	100		68,000
		40.00	Total Acres		Total Est.		Land Value =	68,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.54	1.00	140	97	1,296
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	97	4,850
Total Estimated Land Improvements True Cash Value =					6,146

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 = 1792 SF    Floor Area = 1792 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	53.75	0.00	0.00	1792	96,320

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

(13) Plumbing

Average Fixture(s)	Rate	Size	Cost
3 Fixture Bath	1975.00	1	1,975

(14) Water/Sewer

Well, 50 Feet	Rate	Size	Cost
1000 Gal Septic	2895.00	1	2,895

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	Rate	Size	Cost
	1415.00	1	1,415

(16) Deck/Balcony

Treated Wood, Standard	Rate	Size	Cost
	6.24	336	2,097

County Multiplier = 1.38    =>                      Cost New =    148,497

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =    81,673

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	Rate	Size	Cost
	11.25	144	1,620
County Multiplier = 1.38    =>                      Cost New =    2,236			
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,    Depr.Cost =    1,118			

Total Depreciated Cost =    82,791

ECF (101 AGRICULTURE)                      0.900 => TCV of Bldg: 1 =    74,512

Ag. Bld 1    0, 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    1.160    0.00    768    1.38    5,471  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =    3,009  
 ECF (101 AGRICULTURE)                      1.150 => TCV of Bldg: 1 =    3,460

Ag. Bld 2    0, 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    1.184    0.00    672    1.38    4,886  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =    2,687  
 ECF (101 AGRICULTURE)                      1.150 => TCV of Bldg: 2 =    3,090

Ag. Bld 3    0, 4 Wall Utility Shed, Lean-To    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  
 3.70    0.981    1.153    0.00    392    1.38    2,264  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,    Depr.Cost =    792  
 ECF (101 AGRICULTURE)                      1.150 => TCV of Bldg: 3 =    911

Ag. Bld 4    0, Lean-To Loafing Shed                      Class:D,Frame    Quality:Low Cost  
 Parcel Number: 009-020-003-35                      Page: 2



Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:  
 Rate Height-%Adj Perim.-%Adj Heat-Adj Size CountyMult. Cost New  
 4.12 1.000 1.368 0.00 160 1.38 1,245  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 560  
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 4 = 644

Ag. Bld 5 0, Lean-To Loafing Shed 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  
 4.12 1.000 1.368 0.00 160 1.38 1,245  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 560  
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 5 = 644

Ag. Bld 6 0, Lean-To Loafing Shed Class:D,Frame Quality:Average  
 Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:  
 Rate Height-%Adj Perim.-%Adj Heat-Adj Size CountyMult. Cost New  
 4.42 1.000 1.259 0.00 240 1.38 1,843  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0, Depr.Cost = 1,548  
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 6 = 1,780

Ag. Bld 7 0, 4 Wall Greenhouse, Quonset Class:D,Hoop Quality:Low Cost  
 Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:  
 Rate Height-%Adj Perim.-%Adj Heat-Adj Size CountyMult. Cost New  
 2.90 1.000 1.014 0.00 2304 1.38 9,350  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0, Depr.Cost = 5,984  
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 7 = 6,881

Ag. Bld 8 0, 4 Wall Greenhouse, Framed 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  
 3.10 1.000 1.171 0.00 800 1.38 4,008  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0, Depr.Cost = 2,565  
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 8 = 2,950

Total Estimated True Cash Value of Agricultural Buildings = 20,360

2018 Est. T.C.V. 009-020-003-35 = 169,018

Est. TCV/Total Floor Area = 94.32

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
73,200	0	0	0	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
84,500	0	0	61,139	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
84,500	84,500	84,500	61,139	61,139	61,139	

009-020-003-70	2018 Est. T.C.V.	RADEN RAYMOND & ROCHELL
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
40/FF	361.00	480.00	1.0000	1.0000	40	100		14,440
361 Actual Front Feet, 3.98 Total Acres								Total Est. Land Value = 14,440

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2018 Est. T.C.V. 009-020-003-70 = 14,440

Est. TCV/Total Floor Area = 8.06

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,200	7,200	7,200	6,334	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	133	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,200	7,200	7,200	6,467	6,467	0	

009-020-003-80	2018 Est. T.C.V.	RINCKEY BRAD A & JOYCE T
Property Class: 401		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 3 - 7 @\$2800			7.01 Acres		2800	100		19,628
			7.01 Total Acres				Total Est. Land Value =	19,628

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	9.29	1.00	80	35	260
	Total Estimated Land Improvements True Cash Value =				260

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2014

(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments Rate Size Cost

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

(16) Deck/Balcony							
Roof Cover Only,Standard			9.20			420	3,864

(17) Garages							
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost			16.72			768	12,841
Mechanical Doors			350.00			1	350

Unit-in-Place Cost Items:							
TRAVEL TRAILER			1.00			2500	2,500

County Multiplier = 1.38 => Cost New = 33,417

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,	Depr.Cost =	31,746
ECF (416 RESIDENTIAL RURAL/ NON SUB)	0.980 => TCv of Bldg: 1 =	31,111

2018 Est. T.C.V. 009-020-003-80 = 50,999

Est. TCv/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,700	25,700	25,700	22,669	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-200	0	476	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,500	25,500	25,500	23,145	23,145	0	



009-020-004-00                      2018 Est. T.C.V.                      MOORE JON N & KELLY J  
 Property Class: 401                      10387 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
209 Actual Front Feet, 1.00 Total Acres                      Total Est. Land Value =								5,000

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1088 SF    Floor Area = 1088 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	47.64	-8.23	-1.89	640	24,013
1	Story Siding	Crawl Space	47.64	-8.23	-1.89	160	6,003
1	Story Siding	Crawl Space	47.64	-8.23	-1.89	288	10,806

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

County Multiplier = 1.38 =>                      Cost New =    66,001

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =    39,601

Separately Depreciated Items:

Square footage # 2 is depreciated at 87 %Good...	Base Cost Was =	6,003
County Multiplier = 1.38 =>	Cost New =	8,284
Phy/Ab.+hy/Func/Econ/Comb.%Good= 27/100/100/100/27.0,	Depr.Cost =	2,237
Square footage # 3 is depreciated at 92 %Good...	Base Cost Was =	10,806
County Multiplier = 1.38 =>	Cost New =	14,912
Phy/Ab.+hy/Func/Econ/Comb.%Good= 32/100/100/100/32.0,	Depr.Cost =	4,772

(16) Deck/Balcony

Pine                      w/Roof,Standard	14.35	256	3,674
County Multiplier = 1.38 =>	Cost New =	5,070	
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,	Depr.Cost =	3,599	

(17) Garages

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

Base Cost	16.10	572	9,209
County Multiplier = 1.38 =>	Cost New =	12,709	
Phy/Ab.Phy/Func/Econ/Comb.%Good= 61/100/100/100/61.0,	Depr.Cost =	7,752	

Total Depreciated Cost =		57,961
ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 =>	TCV of Bldg: 1 =	56,802

2018 Est. T.C.V. 009-020-004-00                      =    61,802

Est. TCV/Total Floor Area = 56.80

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
28,600	28,600	28,600	23,340	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,300	0	490	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,900	30,900	30,900	23,830	23,830	23,830	

009-020-005-90                      2018 Est. T.C.V.                      RICHARDSON SEAN R  
 Property Class: 401                      10451 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
209 Actual Front Feet, 1.00 Total Acres                      Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.06	1.00	100	46	417
Total Estimated Land Improvements True Cash Value =					417

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	27.78	-0.80	0	980	26,440

Other Additions/Adjustments	Rate	Size	Cost
Addition/Crawl	30.25	840	25,410
Free Standing Roof	4.15	1080	4,482

(9) Foundation  
 Foundation Wall: Concrete                      7.13                      0                      0

(13) Plumbing  
 Average Fixture(s)                      405.00                      1                      405

(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                      22.67                      140                      3,174  
 CCP (1 Story), Standard                      29.27                      80                      2,342

County Multiplier = 1.38 =>                      Cost New =                      93,540

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,    Depr.Cost =                      32,739

Separately Depreciated Items:

(17) Garages  
 Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      13.25                      896                      11,872  
 County Multiplier = 1.38 =>                      Cost New =                      16,383  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0,    Depr.Cost =                      12,615

ECF (416 RESIDENTIAL RURAL/ NON SUB)                      Total Depreciated Cost =                      45,354  
 0.500 => TCv of Bldg: 1 =                      22,677

2018 Est. T.C.V. 009-020-005-90                      =                      28,094

Est. TCv/Total Floor Area = 15.44, Most recent sale 07/01/1999 for 38,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,000	14,000	14,000	13,864	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	136	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,000	14,000	14,000	14,155	14,000	14,000	

009-020-006-60                      2018 Est. T.C.V.                      RINCKEY CARL  
 Property Class: 401                      3060 S LA CHANCE 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	312.00	418.00	1.0000	1.0000	40	100		12,480
312 Actual Front Feet, 2.99 Total Acres                      Total Est. Land Value =								12,480

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	96	49	151
Total Estimated Land Improvements True Cash Value =					151

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	31.40	-0.79	-5	910	26,426

Other Additions/Adjustments	Rate	Size	Cost
Addition/Slab	31.75	288	9,144

(2) Skirting			
Brick/Stone Ven	7.69	158	1,215

(9) Foundation			
Foundation Wall: Concrete	7.28	0	0

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

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

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

(16) Deck/Balcony			
Treated Wood,Standard	8.08	80	646
Treated Wood,Standard	6.38	224	1,429

(17) Garages			
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.71	1200	11,652
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 =>                      Cost New = 78,947

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,    Depr.Cost = 27,631  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.500 => TCV of Bldg: 1 = 13,816

2018 Est. T.C.V. 009-020-006-60                      = 26,447

Est. TCV/Total Floor Area = 22.08

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,200	13,200	13,200	12,548	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	263	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,200	13,200	13,200	12,811	12,811	0	

009-020-007-03 2018 Est. T.C.V. GRAHAM THOMAS  
Property Class: 401 10511 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
50/FF	335.50	597.50	1.0000	1.0000	50	100		16,775
336 Actual Front Feet, 4.60 Total Acres Total Est. Land Value =								16,775

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	192	71	406
Shed: Wood Frame	8.24	1.00	160	71	937
Shed: Metal Prefab	7.77	1.00	80	45	280
Total Estimated Land Improvements True Cash Value =					1,622

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 972 SF Floor Area = 972 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	48.79	-8.49	-1.89	576	22,124
1	Story Siding	Crawl Space	48.79	-8.49	-1.89	396	15,210

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

WSEP (1 Story), Standard	34.49	80	2,759
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(17) Garages

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

Base Cost	15.03	672	10,100
Mechanical Doors	325.00	2	650

County Multiplier = 1.38 => Cost New = 78,520

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 55,750  
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 54,635

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2006

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

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

Base Rate for Upper Floors = 11.65

Adjusted Square Foot Cost for Upper Floors = 11.65

1 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 10 Height per Story Multiplier: 1.000

Ave. Floor Area: 1,560 Perimeter: 0 Perim. Multiplier: 1.000

Refined Square Foot Cost for Upper Floors: 11.65

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 15.961

Total Floor Area: 1,560	Base Cost New of Upper Floors =	24,898
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Reproduction/Replacement Cost =	24,898
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Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0	Total Depreciated Cost =	20,417
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ECF (416 RESIDENTIAL RURAL/ NON SUB)	1.100 => TCV of Bldg: 1 =	22,458
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Replacement Cost/Floor Area= 15.96	Est. TCV/Floor Area= 14.40
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Total Estimated True Cash Value of Commercial/Industrial Buildings = 22,458



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2018 Est. T.C.V. 009-020-007-03				=		95,490
Est. TCV/Total Floor Area = 37.71						
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
47,000	47,000	47,000	38,509	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	700		0	0	808	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,700	47,700	47,700	39,317	39,317	39,317	

009-020-007-06	2018 Est. T.C.V.	PROCTOR SUSAN B
Property Class: 401		10575 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
50/FF	335.50	597.00	1.0000	1.0000	50	100		16,775
336 Actual Front Feet, 4.60 Total Acres								Total Est. Land Value = 16,775

## 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	456	0	0
D/W/P: Asphalt Paving	1.61	1.00	300	0	0

## Residential Local Cost Land Improvements

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

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Comp.Shingle	34.46	1.24	-6	980	32,960

Other Additions/Adjustments	Rate	Size	Cost
Addition/Crawl	37.50	336	12,600

(2) Skirting			
Metal/Vinyl	5.70	168	958

(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) Deck/Balcony			
Treated Wood,Standard	8.18	76	622
Treated Wood w/Roof,Standard	36.50	22	803

(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	13.50	1200	16,200
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 =>	Cost New =	99,018
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 44/100/100/100/44.0,	Depr.Cost =	43,568
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 =		21,784

2018 Est. T.C.V. 009-020-007-06	=	39,509
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Est. TCV/Total Floor Area = 30.02

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,800	19,800	19,800	18,721	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	393	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,800	19,800	19,800	19,114	19,114	0	

009-020-007-09 2018 Est. T.C.V. WINOWIECKI DAVID & CASSANDRA L  
 Property Class: 401 10661 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
50/FF	335.00	597.00	1.0000	1.0000	50	100		16,750
335 Actual Front Feet, 4.59 Total Acres Total Est. Land Value =								16,750

## 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	397	0	0
D/W/P: Asphalt Paving	1.61	1.00	4030	0	0

## 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 =					3,563

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 1982

## (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	Crawl Space	66.03	-9.52	0.00	960	54,250
1	Story Siding	Crawl Space	66.03	-9.52	0.00	144	8,137

Other Additions/Adjustments	Rate	Size	Cost
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(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) Deck/Balcony			
Treated Wood,Standard	9.11	72	656
Treated Wood,Standard	10.56	48	507

## (17) Garages

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

Base Cost	20.98	384	8,056
Common Wall: 1 Wall	-1025.00	1	-1,025
Mechanical Doors	350.00	1	350

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

Base Cost	11.60	768	8,909
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =&gt; Cost New = 120,784

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 78,510  
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.700 => TCV of Bldg: 1 = 54,957

2018 Est. T.C.V. 009-020-007-09 = 75,270

Est. TCV/Total Floor Area = 68.18, Most recent sale 12/01/2016 for 60,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,300	31,300	31,300	31,300	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
3,600	2,700	0	3,600	657	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,600	37,600	37,600	35,557	35,557	35,557	

009-020-007-12                      2018 Est. T.C.V.                      DAVIS STEVEN J & BRENDA K  
 Property Class: 401                      10711 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
50/FF	335.00	597.00	1.0000	1.0000	50	100		16,750
335 Actual Front Feet, 4.59 Total Acres                      Total Est. Land Value =								16,750

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.13	1.00	60	52	316
Total Estimated Land Improvements True Cash Value =					316

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	32.73	-0.80	0	552	17,625

Other Additions/Adjustments	Rate	Size	Cost
Addition/Crawl	30.25	312	9,438
Free Standing Roof	4.15	42	174

(2) Skirting			
Brick/Stone Ven	6.94	116	805

(9) Foundation			
Foundation Wall: Concrete	7.13	0	0

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

(17) Garages			
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	19.23	384	7,384

County Multiplier = 1.38 =>                      Cost New =                      54,816  
 Notes: 1959 GENERAL MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,    Depr.Cost =                      19,186  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.500 => TCV of Bldg: 1 =                      9,593

2018 Est. T.C.V. 009-020-007-12							=	26,659
Est. TCV/Total Floor Area = 30.86, Most recent sale 04/12/2005 for 58,000								
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
13,300	13,300	13,300	12,513	2.10				
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
	0	0	0	262	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
13,300	13,300	13,300	12,775	12,775	12,775			

009-020-007-18                                2018 Est. T.C.V.                                SHELDON ROBERT D & MARY ANN L  
 Property Class: 401                                10639 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
<Site Value A> GROUP A		\$5000			5000	100		5,000
338 Actual Front Feet, 2.60 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	1.0	97	970
Total Estimated Land Improvements True Cash Value =					970

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.84	-8.95	0.00	1680	93,895

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

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

(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085

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

(16) Porches			
CCP (1 Story), Standard	38.96	48	1,870

(16) Deck/Balcony			
Treated Wood,Standard	7.13	192	1,369

(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 =    163,923

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost =	147,530
ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =		144,580

2018 Est. T.C.V. 009-020-007-18                                =    150,550

Est. TCV/Total Floor Area = 89.61, Most recent sale 05/01/2012 for 142,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
73,100	73,100	73,100	60,458	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,200	0	1,269	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
75,300	75,300	75,300	61,727	61,727	61,727	

009-020-007-20	2018 Est. T.C.V.	SHELDON ROBERT
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
<Site Value A> GROUP A		\$5000			5000	100		5,000
335 Actual Front Feet, 2.65 Total Acres Total Est. Land Value =								5,000

2018 Est. T.C.V. 009-020-007-20 = 5,000

Est. TCV/Total Floor Area = 2.98, Most recent sale 05/23/2012 for 7,250

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		

009-020-007-21                      2018 Est. T.C.V.                      PEARSON BENJAMIN L & LEAHANN  
 Property Class: 401                      10635 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
334 Actual Front Feet, 2.57 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 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls C    Blt 2000

(11) Heating System: Forced Air w/ Ducts

(Heating system cost adjusted in area(s): 2)

Ground Area = Size for Rates = 1422 SF    Floor Area = 1422 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.28	0.00	0.00	1131	71,570
1	Story Siding	Slab	63.28	-10.93	-3.95	291	14,084

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

WPP, Standard	10.94	189	2,068
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(17) Garages

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

Base Cost	14.55	1024	14,899
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	3	1,050

County Multiplier = 1.38 =>                      Cost New =    152,947

Notes: ORIGINAL 1970 THEN REMODEL YEAR 2000 THEN RELOCATED 2015

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0,    Depr.Cost =    134,593  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =    131,901

2018 Est. T.C.V. 009-020-007-21                      =    139,276

Est. TCV/Total Floor Area = 97.94, Most recent sale 11/18/2013 for 6,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
67,600	67,600	67,600	63,858	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	0	1,341	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
69,600	69,600	69,600	65,199	65,199	65,199	

009-020-007-22	2018 Est. T.C.V.	PEARSON DEBRA L TRUST
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
<Site Value A> GROUP A		\$5000			5000	100		5,000
338 Actual Front Feet, 2.60 Total Acres							Total Est. Land Value =	5,000

2018 Est. T.C.V. 009-020-007-22 = 5,000

Est. TCV/Total Floor Area = 3.52, Most recent sale 11/18/2013 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			



009-020-007-24                      2018 Est. T.C.V.                      PHILLIPS RONALD J  
 Property Class: 401                      10665 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	379.50	958.43	1.0000	1.0000	40	100		15,180
380 Actual Front Feet, 8.35 Total Acres                      Total Est. Land Value =								15,180

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	528	35	591
Total Estimated Land Improvements True Cash Value =					591

Cost Est. for Res. Bldg: 1    Single Family    BOCA/STATE                      Cls CD                      Blt 2004

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

Ground Area = Size for Rates = 1326 SF    Floor Area = 1326 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.35	-8.13	-0.71	990	47,035
1	Story Siding	Crawl Space	56.35	-8.13	-0.71	336	15,963

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 & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(17) Garages

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

Base Cost	11.51	840	9,668
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      112,479

Notes: 2004 PATRIOT MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =                      101,231  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.700 => TCV of Bldg: 1 =                      70,862

2018 Est. T.C.V. 009-020-007-24                      =                      86,633

Est. TCV/Total Floor Area = 65.33

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,800	40,800	40,800	33,532	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,500	0	704	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,300	43,300	43,300	34,236	34,236	34,236	

009-020-007-28                      2018 Est. T.C.V.                      MAJORS LINDSAY & JESSIE  
 Property Class: 401                      10625 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
296 Actual Front Feet, 2.00 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	8.75	1.00	192	50	840
Shed: Wood Frame	8.27	1.00	250	50	1,033
Total Estimated Land Improvements True Cash Value =					1,873

Cost Est. for Res. Bldg: 1    Single Family    2S                      Cls CD    Blt 2004

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1722 SF    Floor Area = 3444 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	86.10	-7.59	-0.43	1722	134,454

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	2	3,950

(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: Wood Stove	1125.00	1	1,125

(16) Deck/Balcony

Treated Wood,Standard	11.92	36	429
Treated Wood,Standard	16.26	20	325
Treated Wood w/Roof,Standard	23.55	73	1,719

County Multiplier = 1.38 =>                      Cost New =    206,299

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =    175,354  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =    171,847

2018 Est. T.C.V. 009-020-007-28                      =    178,720

Est. TCV/Total Floor Area = 51.89, Most recent sale 10/29/2015 for 144,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
82,300	82,300	82,300	73,757	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,100	0	1,548	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
89,400	89,400	89,400	75,305	75,305	75,305

009-020-007-30	2018 Est. T.C.V.	FENSTEMAKER JAMES & BRENDA J
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 8 - 17 @\$2000		10.24	Acres		2000	100		20,480
		10.24	Total Acres				Total Est. Land Value =	20,480

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2018 Est. T.C.V. 009-020-007-30 = 20,480

Est. TCV/Total Floor Area = 5.95, Most recent sale 11/01/1997 for 10,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,700	9,700	9,700	8,499	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	178	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,200	10,200	10,200	8,677	8,677	0	

009-020-007-36                      2018 Est. T.C.V.                      DAVID TIMOTHY J & DARRYL A &  
 Property Class: 401                      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		10.07	Acres		2000	100		20,140
		10.07	Total Acres				Total Est. Land Value =	20,140

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.14	1.00	168	90	1,230
					Total Estimated Land Improvements True Cash Value = 1,230

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
Other Additions/Adjustments				Rate		Size	Cost
(9) Foundation							
Foundation Wall: Concrete				7.13		0	0
County Multiplier = 1.38 =>						Cost New =	0
Notes: 1962 10X50 TRL							
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,						Depr.Cost =	0

Separately Depreciated Items:

Unit-in-Place Cost Items:

MOBILE HOME			1.00		1500	1,500
County Multiplier = 1.38 =>					Cost New =	2,070
Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,					Depr.Cost =	1,553
ROOF STRUCT. (SQ FT)			3.97		624	2,477
County Multiplier = 1.38 =>					Cost New =	3,419
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,					Depr.Cost =	1,538
					Total Depreciated Cost =	3,091
ECF (416 RESIDENTIAL RURAL/ NON SUB)			0.500 =>	TCV of Bldg: 1 =		1,545

2018 Est. T.C.V. 009-020-007-36							=	22,915
Est. TCv/Total Floor Area =	0.00							
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
11,000	11,000	11,000	11,000	2.10				
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses				
0	500	0	231	0				
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
11,500	11,500	11,500	11,231	11,231	0			

009-020-007-54	2018 Est. T.C.V.	HOLBROOK JANET K TRUST
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 18	-29	@\$2000	29.71	Acres	2000	100		59,420
			29.71	Total Acres			Total Est. Land Value =	59,420

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2018 Est. T.C.V. 009-020-007-54 = 59,420

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,700	29,700	29,700	10,028	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	210	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,700	29,700	29,700	10,238	10,238	0	

009-020-007-72	2018 Est. T.C.V.	HOLBROOK JANET K TRUST
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
40/FF	660.00	0.00	1.0000	0.0000	40	100*		0
Residentia 18 -29 @\$2000		29.67	Acres		2000	100		59,340
* denotes lines that do not contribute to the total acreage calculation.								
660 Actual Front Feet, 29.67 Total Acres								Total Est. Land Value = 59,340

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2018 Est. T.C.V. 009-020-007-72 = 59,340

Est. TCv/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,700	29,700	29,700	10,519	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	220	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,700	29,700	29,700	10,739	10,739	0	

009-020-007-78                      2018 Est. T.C.V.                      EMBERTSON DAVID L & LINDA F  
 Property Class: 401                      10603 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
SALES & EQ RATE			15.290	Acres	2,100	100		32,109
		15.29	Total Acres		Total Est. Land Value =			32,109

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 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1    Single Family    1.75S                      Cls C+5    Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1949 SF    Floor Area = 3411 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	92.23	0.00	3.53	1949	186,636

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

WCP (1 Story), Standard	16.03	527	8,448
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(17) Garages

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

Base Cost	14.55	1088	15,830
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750
Storage area over garage	3.95	725	2,864

County Multiplier = 1.38 =>                      Cost New =                      309,242

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =                      278,318  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =                      272,751

2018 Est. T.C.V. 009-020-007-78                      =                      307,235

Est. TCV/Total Floor Area = 90.07, Most recent sale 08/01/2002 for 39,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
149,400	149,400	149,400	121,598	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,200	0	0	2,553	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
153,600	153,600	153,600	124,151	124,151	124,151	

009-020-007-84                      2018 Est. T.C.V.                      GLENN SANDRA J  
 Property Class: 401                      10599 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	338.00	672.09	1.0000	1.0000	40	100		13,520
338 Actual Front Feet, 5.21 Total Acres                      Total Est. Land Value =								13,520

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls D    Blt 1990

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	54.65	-10.63	0.66	624	27,880

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CSEP (1 Story), Standard	22.75	240	5,460
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(16) Deck/Balcony

Treated Wood, Standard	8.08	80	646
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County Multiplier = 1.38 =>                      Cost New =    55,258

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =    30,392

Separately Depreciated Items:

Unit-in-Place Cost Items:

MOBILE HOME	1.00	2500	2,500
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County Multiplier = 1.38 =>                      Cost New =    3,450

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =    2,933

ROOF STRUCT. (SQ FT)	3.97	336	1,334
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County Multiplier = 1.38 =>                      Cost New =    1,841

Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,    Depr.Cost =    828

Total Depreciated Cost =    34,153

ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =    33,469

2018 Est. T.C.V. 009-020-007-84                      =    46,989

Est. TCV/Total Floor Area = 75.30, Most recent sale 10/01/2002 for 43,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
22,100	22,100	22,100	18,488	2.10

2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,400	0	0	388	0

2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
23,500	23,500	23,500	18,876	18,876	18,876



009-020-007-90	2018 Est. T.C.V.	KORTJOHN GEORGE W
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 8 - 17 @\$2000		10.36	Acres		2000	100		20,720
		10.36	Total Acres				Total Est. Land Value =	20,720

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2018 Est. T.C.V. 009-020-007-90 = 20,720

Est. TCV/Total Floor Area = 33.21

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,800	9,800	9,800	5,982	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	0	125	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,400	10,400	10,400	6,107	6,107	0	

009-020-007-96	2018 Est. T.C.V.	EISEN PAUL C & GRACE A
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
<Site Value A> GROUP A		\$5000			5000	100		5,000
334 Actual Front Feet, 2.57 Total Acres								Total Est. Land Value = 5,000

2018 Est. T.C.V. 009-020-007-96 = 5,000

Est. TCV/Total Floor Area = 8.01, Most recent sale 04/01/2000 for 25,000

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		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	2,552	2,500	2,500	

009-020-007-97                      2018 Est. T.C.V.                      JIMENEZ RAMIRO & JENNIFER  
 Property Class: 401                      10591 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
338 Actual Front Feet, 2.60 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	480	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls    C+10    Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1504 SF    Floor Area = 1504 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	69.04	0.00	2.11	1504	107,010

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

CCP (1 Story), Standard	26.30	128	3,366
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(17) Garages

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

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

County Multiplier = 1.38 =>                      Cost New =                      183,516

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =                      165,164  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =                      161,861

2018 Est. T.C.V. 009-020-007-97                      =                      168,286

Est. TCV/Total Floor Area = 111.89, Most recent sale 11/07/2005 for 204,200

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
81,700	81,700	81,700	67,862	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	1,425	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
84,100	84,100	84,100	69,287	69,287	69,287

009-020-007-98	2018 Est. T.C.V.	EISEN PAUL C & GRACE A
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
<Site Value A> GROUP A		\$5000			5000	100		5,000
334 Actual Front Feet, 2.57 Total Acres								Total Est. Land Value = 5,000

2018 Est. T.C.V. 009-020-007-98 = 5,000

Est. TCV/Total Floor Area = 3.32, Most recent sale 07/25/2012 for 12,000

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		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	2,552	2,500	2,500	

009-020-007-99 2018 Est. T.C.V. EISEN PAUL C & GRACE A  
Property Class: 401 10579 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
338 Actual Front Feet, 2.60 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	270	94	1,068
Total Estimated Land Improvements True Cash Value =					1,068

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1580 SF Floor Area = 1585 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	65.40	0.00	2.01	1580	106,508
0.5	Story Siding	Overhang	17.06	0.00	0.00	10	171

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
Fireplace: Prefab 1 Story	2200.00	1	2,200

(16) Porches

CCP (1 Story), Standard	24.40	159	3,880
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(16) Deck/Balcony

Treated Wood,Standard	6.68	290	1,937
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(17) Carports

Aluminum	7.70	189	1,455
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost			19.20			576	11,059
Common Wall: 2 Wall			-2575.00			1	-2,575
Automatic Doors			375.00			2	750
Class:D Exterior: Pole Foundation: 42 Inch (Unfinished)							
Base Cost			18.50			288	5,328
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost			14.55			1517	22,072
Automatic Doors			375.00			3	1,125
No Floor Deduction			-3.15			1517	-4,779

County Multiplier = 1.38 => Cost New = 220,788

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 198,709  
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 194,735

2018 Est. T.C.V. 009-020-007-99 = 200,803

Est. TCV/Total Floor Area = 126.69, Most recent sale 05/15/2006 for 205,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,400	97,400	97,400	80,097	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	0	1,682	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
100,400	100,400	100,400	81,779	81,779	81,779	

009-020-008-00	2018 Est. T.C.V.	PEARSON DEBRA L
Property Class: 101		10919 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			35.00 Acres		3600	100		126,000
AG SW 2014 30 - 65 ACRES			42.62 Acres		3600	100		153,432
			77.62 Total Acres				Total Est. Land Value =	279,432

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2018 Est. T.C.V. 009-020-008-00 = 279,432

Est. TCV/Total Floor Area = 176.30, Most recent sale 04/09/2009 for 212,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
139,700	139,700	139,700	86,364	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	1,813	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
139,700	139,700	139,700	88,177	88,177	88,177	

009-020-008-90 2018 Est. T.C.V. PEARSON JOHN L & MARIA J TRUST  
 Property Class: 401 10919 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
40/FF	216.00	400.00	1.0000	1.0000	40	100		8,640
216 Actual Front Feet, 1.98 Total Acres Total Est. Land Value =								8,640

## 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	336	0	0
Fencing: Wd, Picket, 30-40	11.64	1.00	90	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C-5 Blt 1999

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

Ground Area = Size for Rates = 1792 SF Floor Area = 2240 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	74.07	0.00	0.00	896	66,367
1	Story Siding	Overhang	35.59	0.00	0.00	896	31,889

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	10.25	120	1,230

(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
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Porches			
CGEP (1 Story), Standard	46.10	96	4,426
CCP (1 Story), Standard	44.00	40	1,760
WCP (1 Story), Standard	33.96	64	2,173
WPP, Standard	12.22	144	1,760

## (17) Garages

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

Base Cost	15.56	896	13,942
Common Wall: 2 Wall	-2575.00	1	-2,575
Automatic Doors	375.00	2	750

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

Base Cost	10.91	1200	13,092
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =&gt; Cost New = 204,444

Notes: 2016 ADDITION 4 UPSTAIRS BEDROOMS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 179,911  
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 176,313

Ag. Bld 1	0, 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	1.077	1.125	0.00	936	1.38	19,093
Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/ 50/100/17.5, Depr.Cost = 3,341						
ECF (416 RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 3,675						

Total Estimated True Cash Value of Agricultural Buildings = 3,675

2018 Est. T.C.V. 009-020-008-90 = 189,103

Est. TCV/Total Floor Area = 84.42, Most recent sale 06/15/2009 for 80,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
91,900	91,900	91,900	60,746	2.10

Parcel Number: 009-020-008-90

Page: 2

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2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,700	0	0	1,275	0
2018 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	94,600	94,600	94,600	62,021	62,021	62,021



009-020-010-00	2018 Est. T.C.V.	STATE OF MICHIGAN
Property Class: 700		X SEELEY 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	40.00	Acres		2000	100		80,000
		40.00	Total Acres				Total Est. Land Value =	80,000

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2018 Est. T.C.V. 009-020-010-00 = 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	

009-020-011-00	2018 Est. T.C.V.	ROGERS ROBERT F
Property Class: 402		
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 LTDACCESS@	\$1200	40.00	Acres		1200	100		48,000
		40.00	Total Acres				Total Est. Land Value =	48,000

2018 Est. T.C.V. 009-020-011-00 = 48,000

Est. TCV/Total Floor Area = 21.43

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,000	24,000	24,000	10,028	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	210	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,000	24,000	24,000	10,238	10,238	0	

009-020-012-00 2018 Est. T.C.V. RODARTE MARY L TRUST  
 Property Class: 401 3856 S LA CHANCE 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	1320.00	1531.99	1.0000	1.0000	100	100		132,000
1320 Actual Front Feet, 46.42 Total Acres						Total Est. Land Value =		132,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.24	1.00	2800	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	800	0	0
D/W/P: Patio Blocks	8.13	1.00	700	0	0
D/W/P: 3.5 Concrete	3.44	1.00	700	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 10000	10000.00	1.00	1.0	95	9,500
Total Estimated Land Improvements True Cash Value =					9,500

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1720 SF Floor Area = 1720 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.64	-8.89	-0.28	1720	95,408

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior Stone Veneer	10.25	200	2,050
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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 & Fireplaces Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875

(16) Porches CCP (1 Story), Standard	31.93	80	2,554
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(17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	17.28	720	12,442
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 175,452

Notes: 90% OF HOME REBUILT 2007

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 114,044  
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 111,763

2018 Est. T.C.V. 009-020-012-00 = 253,263

Est. TCV/Total Floor Area = 147.25, Most recent sale 02/01/2016 for 320,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
124,900	124,900	124,900	124,900	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,700	0	0	1,700	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
126,600	126,600	126,600	127,522	126,600	126,600	

009-020-012-80	2018 Est. T.C.V.	FENT ANDREW & SAMANTHA
Property Class: 402		X S LA CHANCE 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
208 Actual Front Feet, 1.71 Total Acres								Total Est. Land Value = 8,000

2018 Est. T.C.V. 009-020-012-80 = 8,000

Est. TCV/Total Floor Area = 4.65, Most recent sale 08/22/2014 for 7,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	3,834	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	80	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	3,914	3,914	3,914	

009-020-012-85                      2018 Est. T.C.V.                      FENT ANDREW D & SAMANTHA A  
 Property Class: 401                      3530 S LA CHANCE 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
208 Actual Front Feet, 0.99 Total Acres                      Total Est. Land Value =								8,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	306	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 2000

(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	56.24	0.00	0.00	1344	75,587

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
Fireplace: Direct-Vented Gas	925.00	1	925

(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 =                      132,106

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =                      118,895  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =                      116,517

2018 Est. T.C.V. 009-020-012-85                      =                      125,467

Est. TCV/Total Floor Area = 93.35, Most recent sale 06/20/2014 for 109,999

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
61,000	61,000	61,000	54,345	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,700	0	0	1,141	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,700	62,700	62,700	55,486	55,486	55,486	

009-020-012-90	2018 Est. T.C.V.	DTE GAS COMPANY
Property Class: 302		S LA CHANCE 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 B> SITE	6000				6000	100		6,000
208 Actual Front Feet,	0.99	Total Acres			Total Est.		Land Value =	6,000

2018 Est. T.C.V. 009-020-012-90 = 6,000

Est. TCV/Total Floor Area = 4.46

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	2,225	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	46	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	2,271	2,271	0	

009-020-013-00                      2018 Est. T.C.V.                      BAKER KYLE J  
 Property Class: 401                      3732 S LA CHANCE 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	1.88	Acres	5500	100		10,340
1.88 Total Acres                      Total Est. Land Value =								10,340

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	240	66	507
Total Estimated Land Improvements True Cash Value =					507

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1216 SF    Floor Area = 1328 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.19	-8.32	-0.21	768	37,371
1.25	Story Siding	Crawl Space	66.33	-8.32	-0.27	448	25,868

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: Wood Stove                      1125.00                      2                      2,250

(16) Porches  
 WCP (1 Story), Standard                      46.31                      32                      1,482  
 WCP (1 Story), Standard                      49.94                      26                      1,298  
 WCP (1 Story), Standard                      32.60                      64                      2,086

(16) Deck/Balcony  
 Treated Wood,Standard                      6.81                      192                      1,308

(16) Breezeways  
 Frame Wall,Finished                      27.25                      200                      5,450

(17) Garages  
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      19.75                      400                      7,900  
 Common Wall: 1 Wall                      -1000.00                      1                      -1,000  
 Mechanical Doors                      350.00                      2                      700

County Multiplier = 1.38    =>                      Cost New =                      125,894

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      81,831  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980    =>    TCV of Bldg: 1 =                      80,195

2018 Est. T.C.V. 009-020-013-00                      =                      91,042

Est. TCV/Total Floor Area = 68.56, Most recent sale 09/18/2014 for 84,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
44,300	44,300	44,300	39,873	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,200	0	837	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,500	45,500	45,500	40,710	40,710	40,710	

009-020-014-00                      2018 Est. T.C.V.                      BENDER ROBERT & DYER SEAN P J/T  
 Property Class: 401                      3876 S LA CHANCE 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	660.00	0.00	1.0000	1.0000	50	100		33,000
Residentia 3 - 7 @\$2800			4.62 Acres		2800	100		12,936
660 Actual Front Feet, 4.62 Total Acres                      Total Est. Land Value =								45,936

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	96	71	218
Total Estimated Land Improvements True Cash Value =					218

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 968 SF    Floor Area = 1106 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	69.30	-8.84	-0.27	552	33,225
1	Story Siding	Crawl Space	59.75	-8.84	-0.21	208	10,546
1	Story Siding	Crawl Space	59.75	-8.84	-0.21	208	10,546

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

CGEP (1 Story), Standard	29.48	240	7,075
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(17) Garages

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

Base Cost	11.79	675	7,958
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County Multiplier = 1.38 =>                      Cost New =                      106,039

Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0,    Depr.Cost =                      67,865  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =                      66,507

2018 Est. T.C.V. 009-020-014-00                      =                      112,661

Est. TCV/Total Floor Area = 101.86, Most recent sale 02/19/2016 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,800	55,800	55,800	39,211	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	500	0	0	823	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,300	56,300	56,300	40,034	40,034	40,034	40,034



009-020-015-00                      2018 Est. T.C.V.                      ROBERTSON MARK A  
 Property Class: 401                      3806 S LA CHANCE 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	72.00	226.11	1.0000	1.0000	75	100		5,400
50/FF	179.00	226.11	1.0000	1.0000	50	100		8,950
251 Actual Front Feet, 1.30 Total Acres                      Total Est. Land Value =								14,350

## 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 1970

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1296 SF    Floor Area = 1296 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	56.55	-9.82	-0.21	720	33,494
1	Story Siding	Slab	56.55	-9.82	-0.21	576	26,796

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  
Fireplace: Exterior 1 Story                      3450.00                      1                      3,450

(16) Porches

CGEP (1 Story), Standard                      37.91                      128                      4,852

(17) Garages

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

Base Cost                      11.79                      675                      7,958  
Mechanical Doors                      350.00                      1                      350

County Multiplier = 1.38 =&gt;                      Cost New =                      115,114

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      74,824  
ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =                      73,327

2018 Est. T.C.V. 009-020-015-00                      =                      88,152

Est. TCV/Total Floor Area = 68.02, Most recent sale 08/04/2006 for 90,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
43,000	43,000	43,000	32,382	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,100	0	680	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,100	44,100	44,100	33,062	33,062	33,062	

009-020-016-00                      2018 Est. T.C.V.                      TRINKLEIN PAUL A & SUSAN E  
 Property Class: 401                      3800 S LA CHANCE 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 B 150/FF	185.00	579.23	1.0000	1.0000	150	100	CLAM RIVER	27,750
185 Actual Front Feet, 2.46 Total Acres                      Total Est. Land Value =								27,750

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	971	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls    C+10    Blt 1960

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1305 SF    Floor Area = 1305 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	70.57	0.00	0.00	1305	92,094

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

Basement Recreation Finish	11.45	675	7,729
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

(14) Water/Sewer

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) Deck/Balcony

Treated Wood,Standard	7.38	162	1,196
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(17) Garages

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

Base Cost	14.18	851	12,067
Storage area over garage	3.85	400	1,540

County Multiplier = 1.38 =>                      Cost New =    174,895

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =    139,916

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	6.59	320	2,109
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County Multiplier = 1.38 =>                      Cost New =    2,910

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,    Depr.Cost =    2,765

Total Depreciated Cost =    142,680

ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =    139,827

Cost Est. for Res. Bldg: 2    Single Family    1S                      Cls    C    Blt    0

(11) Heating System: Space Heater

Ground Area = Size for Rates = 380 SF    Floor Area = 380 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	85.35	-14.38	0.00	380	26,969

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
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(15) Built-Ins & Fireplaces

Parcel Number: 009-020-016-00

Appliance Allowance	1915.00	1	1,915
County Multiplier = 1.38 =>		Cost New =	40,908
Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,		Depr.Cost =	28,636
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 2 =			28,063
2018 Est. T.C.V. 009-020-016-00			= 198,015
Est. TCV/Total Floor Area = 117.52, Most recent sale 05/15/2010 for 150,000			
2017 Assessed	MBOR	S.E.V.	Base for Cap
96,400	96,400	96,400	76,163
			C.P.I.
			2.10
2018 New Eq.	Adjustment	Loss	Additions
0	2,600	0	0
			Tax Adjustment
			1,599
2018 Assessed	MBOR	S.E.V.	Capped
99,000	99,000	99,000	77,762
			->Taxable<-
			77,762
			PRE/MBT
			77,762

009-020-017-00                      2018 Est. T.C.V.                      THOMAS ROGER & CHARLEEN  
 Property Class: 401                      3820 S LA CHANCE 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 I> RIVER SITE					35000	100		35,000
Residentia 66 - 120	\$2000	49.66	Acres		2000	100		99,320
1320 Actual Front Feet, 49.66 Total Acres							Total Est. Land Value =	134,320

## 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	240	0	0
D/W/P: Asphalt Paving	1.61	1.00	5000	0	0
Shed: Wood Frame	12.88	1.00	56	50	361
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 10000	10000.00	1.00	1.0	95	9,500
Total Estimated Land Improvements True Cash Value =					9,861

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1184 SF    Floor Area = 1296 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	68.44	0.00	-0.28	800	54,528
1	Story Siding	Crawl Space	68.44	-9.82	-0.28	384	22,403
1	Story Siding	Overhang	37.86	0.00	0.00	112	4,240

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	10.25	784	8,036

(9) Basement Finish			
Basement Living Finish	17.25	805	13,886
Walk out Basement Door(s)	775.00	2	1,550

(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
Fireplace: Wood Stove	1350.00	1	1,350

(16) Porches			
CGEP (1 Story), Standard	42.74	112	4,787
WCP (1 Story), Standard	31.33	78	2,444
WCP (1 Story), Standard	31.33	78	2,444

(17) Garages			
Class:C Exterior: Brick Foundation: 42 Inch (Finished )			
Base Cost	19.00	1152	21,888
Common Wall: 1 Wall	-2275.00	1	-2,275
Automatic Doors	375.00	2	750
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.30	1500	13,950
Mechanical Doors	325.00	3	975

County Multiplier = 1.38    =&gt;                      Cost New =    227,790

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =    170,843

Separately Depreciated Items:

Local Cost Items:

GENERATOR	1500.00	1	1,500
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,			Depr.Cost =    1,425

Total Depreciated Cost =    172,268

ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 =&gt; TCV of Bldg: 1 =    168,822

Parcel Number: 009-020-017-00

Page: 2

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2018 Est. T.C.V. 009-020-017-00				=	313,003	
Est. TCV/Total Floor Area = 241.51, Most recent sale 11/01/2002 for 270,000						
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
156,300	156,300	156,300	115,121	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	200	0	0	2,417	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
156,500	156,500	156,500	117,538	117,538	117,538	

009-020-018-00	2018 Est. T.C.V.	HOLBROOK JANET K TRUST
Property Class: 402		S LA CHANCE 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	470.00	515.31	1.0000	1.0000	65	100		30,550
470 Actual Front Feet, 5.56 Total Acres								Total Est. Land Value = 30,550

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2018 Est. T.C.V. 009-020-018-00 = 30,550

Est. TCV/Total Floor Area = 23.57

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,300	15,300	15,300	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	
15,300	15,300	15,300	4,120	4,120	0	

009-020-019-00	2018 Est. T.C.V.	HOLBROOK JANET K
Property Class: 402		S LA CHANCE 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	468.91	516.50	1.0000	1.0000	65	100		30,479
469 Actual Front Feet, 5.56 Total Acres								Total Est. Land Value = 30,479

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2018 Est. T.C.V. 009-020-019-00 = 30,479

Est. TCV/Total Floor Area = 23.52

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,200	15,200	15,200	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	
15,200	15,200	15,200	4,451	4,451	0	

009-020-020-00                      2018 Est. T.C.V.                      HOLBROOK JANET K  
 Property Class: 401                      S LA CHANCE 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 I> RIVER SITE					35000	100		35,000
Residentia LTDACCESS@1200	4.44 Acres				1200	100		5,328
381 Actual Front Feet, 4.44 Total Acres                      Total Est. Land Value =								40,328

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls D    Blt 1982

(11) Heating System: Wall/Floor Furnace

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

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

Other Additions/Adjustments	Rate	Size	Cost

(16) Deck/Balcony

Roof Cover Only,Standard	8.95	288	2,578
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County Multiplier = 1.38 =>                      Cost New =                      3,557

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =                      3,024

Separately Depreciated Items:

Unit-in-Place Cost Items:

TRAVEL TRAILER	1.00	3000	3,000
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County Multiplier = 1.38 =>                      Cost New =                      4,140

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,    Depr.Cost =                      3,933

Total Depreciated Cost =                      6,957

ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =                      6,817

Cost Est. for Res. Bldg: 2    Single Family    1S                      Cls D-10    Blt 0

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 432 SF    Floor Area = 432 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	55.53	-13.82	-2.25	432	17,047

Other Additions/Adjustments	Rate	Size	Cost

(14) Water/Sewer

Well, 100 Feet	2425.00	1	2,425
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1000 Gal Septic	2720.00	1	2,720
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County Multiplier = 1.38 =>                      Cost New =                      30,625

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,    Depr.Cost =                      15,312

ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.500 => TCV of Bldg: 2 =                      7,656

2018 Est. T.C.V. 009-020-020-00                      =                      54,801

Est. TCV/Total Floor Area = 126.85

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,300	27,300	27,300	7,867	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	0	165	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,400	27,400	27,400	8,032	8,032	0	0



009-020-021-00                      2018 Est. T.C.V.                      SCHOLTEN PHIL LIVING TRUST &  
 Property Class: 401                      3840 S LA CHANCE 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 I> RIVER SITE					35000	100		35,000
Residentia LTDACCESS@ \$1200	5.56	Acres	1200		100			6,672
319 Actual Front Feet, 5.56 Total Acres                      Total Est. Land Value =								41,672

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Brick on Sand	11.28	1.00	1200	0	0
D/W/P: 4in Ren. Conc.	5.31	1.00	1200	0	0
Shed: Wood Frame	14.13	1.00	120	50	848
<b>Residential Local Cost Land Improvements</b>					
Description	Rate	CountyMult.	Size	%Good	Cash Value
OUTDOOR FURNACE	2500.00	1.00	1.0	95	2,375
LAND IMPROVE 10000	10000.00	1.00	1.0	95	9,500
Total Estimated Land Improvements True Cash Value =					12,723

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls BC    Blt 1997

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2674 SF    Floor Area = 2674 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	70.23	0.00	1.85	2674	192,742

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	1025.00	1	1,025

(13) Plumbing

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

(14) Water/Sewer

Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 1 Story	4100.00	1	4,100

(16) Porches

CCP (1 Story), Standard	35.10	78	2,738
CCP (1 Story), Standard	40.24	54	2,173

(17) Garages

Class:BC Exterior: Siding Foundation: 42 Inch (Finished )			
Base Cost	20.95	1144	23,967
Common Wall: 1.5 Wall	-2150.00	1	-2,150
Automatic Doors	425.00	2	850
Storage area over garage	4.50	600	2,700
Class:BC Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	12.19	2304	28,086
Automatic Doors	425.00	2	850

County Multiplier = 1.38    =>                      Cost New =    378,755

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =    340,880  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =    334,062

2018 Est. T.C.V. 009-020-021-00                      =    388,457

Est. TCV/Total Floor Area = 145.27, Most recent sale 07/26/2006 for 289,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
189,100	189,100	189,100	152,278	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,100	0	3,197	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
194,200	194,200	194,200	155,475	155,475	155,475	

009-020-022-00                      2018 Est. T.C.V.                      STAGG JOSEPH  
 Property Class: 401                      3890 S LA CHANCE 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	585.00	98.29	1.0000	1.0000	65	100		38,025
585 Actual Front Feet, 1.32 Total Acres                      Total Est. Land Value =								38,025

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls CD    Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 936 SF    Floor Area = 1170 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	69.79	0.00	0.00	936	65,323

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

(13) Plumbing

Average Fixture(s)	Rate	Size	Cost
2 Fixture Bath	1325.00	1	1,325

(14) Water/Sewer

Well, 100 Feet	Rate	Size	Cost
1000 Gal Septic	2895.00	1	2,895

(15) Built-Ins & Fireplaces

Appliance Allowance	Rate	Size	Cost
Fireplace: Interior 1 Story	2900.00	1	2,900
Fireplace: Wood Stove	1125.00	1	1,125

(16) Deck/Balcony

Treated Wood, Standard	Rate	Size	Cost
Treated Wood, Standard	6.51	260	1,693
Wood Balcony	15.00	40	600

(17) Garages

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

Base Cost	Rate	Size	Cost
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =    127,695

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =    89,387

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	Rate	Size	Cost
	11.25	468	5,265

County Multiplier = 1.38 =>                      Cost New =    7,266

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,    Depr.Cost =    3,633

Total Depreciated Cost =    93,020

ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =    91,159

2018 Est. T.C.V. 009-020-022-00                      =    129,184

Est. TCV/Total Floor Area = 110.41, Most recent sale 06/17/2013 for 120,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
63,200	63,200	63,200	55,111	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	1,157	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
64,600	64,600	64,600	56,268	56,268	56,268

009-020-023-00 2018 Est. T.C.V. ROBERTSON ROBIN K  
 Property Class: 401 3914 S LA CHANCE 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	100.00	215.00	1.0000	1.0000	100	100		10,000
100 Actual Front Feet, 0.49 Total Acres Total Est. Land Value =								10,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	600	71	1,465
Shed: Wood Frame	11.06	1.00	120	50	663
Total Estimated Land Improvements True Cash Value =					2,128

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 840 SF Floor Area = 1260 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	88.61	0.00	-0.40	840	74,096

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior

Brick Veneer	8.25	344	2,838
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

(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: Interior 1 Story	3250.00	1	3,250

(16) Deck/Balcony

Treated Wood, Standard	6.47	384	2,484
Treated Wood, Standard	14.72	24	353

(17) Carports

Fiberglass	6.75	300	2,025
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County Multiplier = 1.38 =&gt; Cost New = 132,317

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 86,006

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	630	7,214
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County Multiplier = 1.38 =&gt; Cost New = 9,955

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 4,977

Total Depreciated Cost = 90,984

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 =&gt; TCV of Bldg: 1 = 89,164

2018 Est. T.C.V. 009-020-023-00 = 101,292

Est. TCV/Total Floor Area = 80.39

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
49,300	49,300	49,300	38,860	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,300	0	816	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,600	50,600	50,600	39,676	39,676	39,676	

009-020-024-00	2018 Est. T.C.V.	WESTDORP TIM
Property Class: 401		3934 S LA CHANCE 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 I>	RIVER SITE				35000	100		35,000
248 Actual Front Feet, 2.25 Total Acres								Total Est. Land Value = 35,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+10 Blt 2004

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

Ground Area = Size for Rates = 952 SF Floor Area = 1190 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Cedar Logs	Basement	95.50	0.00	2.67	952	93,458

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

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

(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: Direct-Vented Gas	1200.00	1	1,200	

(16) Deck/Balcony				
Treated Wood w/Roof, Standard	17.95	204	3,662	

(17) Garages				
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)				
Base Cost	9.30	1200	11,160	
Mechanical Doors	325.00	1	325	
No Floor Deduction	-3.00	1200	-3,600	

County Multiplier = 1.38 =&gt; Cost New = 159,307

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 143,376

Separately Depreciated Items:

(9) Basement Finish				
Basement Recreation Finish	11.45	476	5,450	
County Multiplier = 1.38 =>			Cost New = 7,521	
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Depr.Cost = 3,761	

(16) Deck/Balcony				
Treated Wood, Standard	6.73	272	1,831	
County Multiplier = 1.38 =>			Cost New = 2,526	
Phy/Ab.Phy/Func/Econ/Comb.%Good= 61/100/100/100/61.0,			Depr.Cost = 1,541	

Total Depreciated Cost = 148,678

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 =&gt; TCv of Bldg: 1 = 145,704

2018 Est. T.C.V. 009-020-024-00 = 183,079

Est. TCv/Total Floor Area = 153.85, Most recent sale 08/01/2002 for 57,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
89,300	89,300	89,300	70,066	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,200	0	1,471	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
91,500	91,500	91,500	71,537	71,537	0	

009-020-024-25 2018 Est. T.C.V. BONVENTRE JOSEPH M & JOYCE A  
Property Class: 401 3954 S LA CHANCE 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 I>	RIVER SITE				35000 100	35,000
382 Actual Front Feet, 2.60 Total Acres Total Est. Land Value =						35,000

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	1488	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1956

(11) Heating System: Electric Baseboard

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	60.68	-8.59	-0.26	896	46,440
1	Story Siding	Slab	60.68	-10.52	-0.26	448	22,355

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

(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	19.47	560	10,903
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 132,644

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,	Depr.Cost =	79,586
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =		77,994

2018 Est. T.C.V. 009-020-024-25 = 114,419

Est. TCV/Total Floor Area = 85.13

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,000	54,000	54,000	43,185	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	0	906	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,200	57,200	57,200	44,091	44,091	0	

009-020-024-50	2018 Est. T.C.V.	SCHOLTEN PHIL LIVING TRUST &
Property Class: 402		S LA CHANCE 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 I> RIVER SITE					35000	100		35,000
Residentia LTDACCESS@\$1200	5.27	Acres	1200		1200	100		6,324
248 Actual Front Feet, 5.27 Total Acres Total Est. Land Value =								41,324

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2018 Est. T.C.V. 009-020-024-50 = 41,324

Est. TCV/Total Floor Area = 30.75, Most recent sale 09/19/2006 for 26,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,700	20,700	20,700	14,226	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	298	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,700	20,700	20,700	14,524	14,524	14,524	

009-020-025-00                      2018 Est. T.C.V.                      RIMATZKI DONALD & JANE  
 Property Class: 401                      3926 S LA CHANCE 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 I> RIVER SITE					35000	100		35,000
466 Actual Front Feet, 3.87 Total Acres                      Total Est. Land Value =								35,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.44	1.00	240	71	1,268
Total Estimated Land Improvements True Cash Value =					1,268

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 860 SF    Floor Area = 860 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	50.16	-8.78	-1.89	860	33,961

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	6.74	168	1,132
Treated Wood,Standard	6.38	224	1,429

(17) Garages

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

Base Cost	18.05	440	7,942
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =>                      Cost New =    70,166

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =    42,100  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCv of Bldg: 1 =    41,258

2018 Est. T.C.V. 009-020-025-00                      =    77,526

Est. TCv/Total Floor Area = 90.15, Most recent sale 10/01/2002 for 60,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,100	37,100	37,100	30,331	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,700	0	636	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,800	38,800	38,800	30,967	30,967	0	

009-020-025-80                      2018 Est. T.C.V.                      SCHOLTEN PHILIP J TRUST &  
 Property Class: 401                      3920 S LA CHANCE 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 I> RIVER SITE					35000	100		35,000
316 Actual Front Feet, 3.05 Total Acres                      Total Est. Land Value =								35,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	432	0	0
Shed: Wood Frame	12.07	1.00	80	94	908

## Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					1,858

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

## (11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 981 SF    Floor Area = 1374 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	81.60	-9.34	1.58	672	49,620
1.25	Story Siding	Crawl Space	73.71	-9.34	1.33	228	14,980
1	Story Siding	Crawl Space	64.10	-9.34	1.05	81	4,521

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
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## (16) Porches

WCP (1 Story), Standard	48.28	32	1,545
WPP, Standard	8.99	333	2,994

## (16) Deck/Balcony

Roof Cover Only, Standard	11.50	164	1,886
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## (17) Garages

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

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

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

Base Cost	14.43	384	5,541
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =>                      Cost New =    141,768

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =    106,326  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =    104,199

2018 Est. T.C.V. 009-020-025-80                      =    141,057

Est. TCV/Total Floor Area = 102.66, Most recent sale 07/28/2016 for 137,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
68,900	68,900	68,900	68,900	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,600	0	1,446	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
70,500	70,500	70,500	70,346	70,346	0



009-020-025-90	2018 Est. T.C.V.	RIMATZKI, DONALD & JANE
Property Class: 402		S LA CHANCE 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 B 150/FF	101.90	829.31	1.0000	1.0000	150	100		15,285
102 Actual Front Feet, 1.94 Total Acres Total Est. Land Value =								15,285

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2018 Est. T.C.V. 009-020-025-90 = 15,285

Est. TCV/Total Floor Area = 11.12, Most recent sale 12/23/2004 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
7,600	7,600	7,600	7,600	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		
7,600	7,600	7,600	7,759	7,600	0		





009-021-001-40                      2018 Est. T.C.V.                      AUGER DALE O SR & MARY J LE  
 Property Class: 401                      9145 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 B> SITE	6000				6000	100		6,000
150 Actual Front Feet, 0.69 Total Acres                      Total Est. Land Value =								6,000

< 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
Addition/Crawl	37.50	248	9,300

(2) Skirting			
Metal/Vinyl	5.70	168	958

(9) Foundation			
Foundation Wall: Concrete	6.92	0	0

(13) Plumbing			
Average Fixture(s)	530.00	1	530
3 Fixture Bath	1590.00	1	1,590

(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	14.67	864	12,675

County Multiplier = 1.38 =>                      Cost New =                      84,997

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,    Depr.Cost =                      29,749  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.500 => TCV of Bldg: 1 =                      14,874

2018 Est. T.C.V. 009-021-001-40                      =                      20,874

Est. TCV/Total Floor Area = 17.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,900	10,900	10,900	10,900	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	-500	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,400	10,400	10,400	11,128	10,400	10,400	

009-021-001-50                      2018 Est. T.C.V.                      LEEUW SHAWN P & AMANDA S  
 Property Class: 401                      9041 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 B> SITE	6000				6000	100		6,000
160 Actual Front Feet, 0.81 Total Acres                      Total Est. Land Value =								6,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	7.77	1.00	80	50	311
Total Estimated Land Improvements True Cash Value =					311

Cost Est. for Res. Bldg: 1    Single Family    HUD                      Cls D    Blt 1986

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 986 SF    Floor Area = 986 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	48.63	-12.26	0.66	986	36,512

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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County Multiplier = 1.38 =>                      Cost New =    61,019

Notes: HUD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =    42,713  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.550 => TCV of Bldg: 1 =    23,492

2018 Est. T.C.V. 009-021-001-50                      =    29,803

Est. TCV/Total Floor Area = 30.23, Most recent sale 03/01/2015 for 30,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,400	15,400	15,400	13,318	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-500	0	0	279	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,900	14,900	14,900	13,597	13,597	13,597	

009-021-001-52                      2018 Est. T.C.V.                      STEINACKER SANDRA LOUISE  
 Property Class: 401                      9039 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	330.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 2.50 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	6.45	1.00	960	50	3,096
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 =					4,036

Cost Est. for Res. Bldg: 1    Single Family    HUD                      Cls D    Blt 1999

(11) Heating System: Forced Air w/o 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	0.00	1216	42,524

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) Carports

Comp.Shingle	7.50	384	2,880
Comp.Shingle	7.50	384	2,880

(17) Garages

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

Base Cost	21.35	384	8,198
Automatic Doors	350.00	1	350
No Floor Deduction	-3.00	384	-1,152

County Multiplier = 1.38 =>                      Cost New =                      87,471

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =                      74,351  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.550 => TCV of Bldg: 1 =                      40,893

2018 Est. T.C.V. 009-021-001-52                      =                      58,129

Est. TCV/Total Floor Area = 47.80, Most recent sale 03/01/1999 for 20,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,100	29,100	29,100	21,758	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	456	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,100	29,100	29,100	22,214	22,214	22,214	

009-021-001-55	2018 Est. T.C.V.	STEINACKER TED L
Property Class: 401		9045 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
40/FF	330.00	570.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 4.32 Total Acres								Total Est. Land Value = 13,200

## 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 BOCA/STATE Cls D+5 Blt 2003

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	51.48	-13.00	0.69	952	37,290

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 7.24 120 869  
Treated Wood,Standard 8.08 80 646

(17) Garages

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

Base Cost 9.30 2150 19,995

County Multiplier = 1.38 =&gt; Cost New = 89,500

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 80,550  
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.700 => TCV of Bldg: 1 = 56,385

2018 Est. T.C.V. 009-021-001-55 = 70,535

Est. TCV/Total Floor Area = 74.09, Most recent sale 02/24/2005 for 4,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,200	25,200	25,200	17,622	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
8,700	1,400	0	8,700	370	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,300	35,300	35,300	26,692	26,692	26,692	

009-021-001-58                      2018 Est. T.C.V.                      WILDS WAYNE A  
 Property Class: 401                      9055 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
SALES & EQ RATE			2.580 Acres		4,682	100		12,080
		2.58	Total Acres		Total Est.		Land Value =	12,080

< 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	Comp.Shingle	33.88	1.24	-6	1120	37,058

Other Additions/Adjustments	Rate	Size	Cost
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(2) Skirting Metal/Vinyl	5.70	188	1,072
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(9) Foundation Foundation Wall: Concrete	6.92	0	0
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(13) Plumbing Average Fixture(s)	530.00	1	530
2 Fixture Bath	1060.00	1	1,060

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

(15) Built-Ins & Fireplaces Appliance Allowance	1235.00	1	1,235
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County Multiplier = 1.38 =>                      Cost New =                      62,444

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,                      Depr.Cost =                      34,344  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)                      0.500 => TCV of Bldg: 1 =                      17,172

2018 Est. T.C.V. 009-021-001-58                      =                      29,252

Est. TCV/Total Floor Area = 26.12, Most recent sale 03/30/2007 for 15,300

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,600	14,600	14,600	13,762	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	289	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,600	14,600	14,600	14,051	14,051	0	



009-021-001-60 2018 Est. T.C.V. BYARD FRANCES J  
 Property Class: 401 9199 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
40/FF	330.00	887.04	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 6.72 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: 4in Ren. Conc.	3.78	1.00	252	94	895
Shed: Wood Frame	10.75	1.00	80	94	808
Shed: Wood Frame	11.95	1.00	36	94	404
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 =					3,078

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1650 SF Floor Area = 1650 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	54.42	-7.68	-0.21	1650	76,775

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 &amp; Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WCP (1 Story), Standard	26.86	108	2,901
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(16) Deck/Balcony

Treated Wood, Standard	6.31	312	1,969
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(17) Garages

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

Base Cost	10.46	1568	16,401
Automatic Doors	375.00	2	750

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

Base Cost	17.09	676	11,553
Common Wall: 1 Wall	-1225.00	1	-1,225
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =&gt; Cost New = 164,169

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 155,961

Separately Depreciated Items:

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)	3.97	72	286
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County Multiplier = 1.38 =&gt; Cost New = 394

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 391

Total Depreciated Cost = 156,351

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 =&gt; TCV of Bldg: 1 = 153,224

2018 Est. T.C.V. 009-021-001-60 = 169,502

Est. TCV/Total Floor Area = 102.73, Most recent sale 07/01/2005 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
82,400	82,400	82,400	66,125	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,400	0	0	1,388	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
84,800	84,800	84,800	67,513	67,513	67,513	

009-021-001-70                      2018 Est. T.C.V.                      ROOT DEAN & CHERYL  
 Property Class: 401                      9019 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 B> SITE	6000				6000	100		6,000
171 Actual Front Feet, 0.78 Total Acres                      Total Est. Land Value =								6,000

< 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	47.81	1.24	0	980	48,069

Other Additions/Adjustments	Rate	Size	Cost
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(2) Skirting Metal/Vinyl	5.70	168	958
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(9) Foundation Foundation Wall: Concrete	6.92	0	0
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(13) Plumbing Average Fixture(s)	530.00	1	530
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(14) Water/Sewer Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2720.00	1	2,720

(15) Built-Ins & Fireplaces Appliance Allowance	1235.00	1	1,235
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(16) Deck/Balcony Treated Wood,Standard	8.34	72	600
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County Multiplier = 1.38 =>                      Cost New =                      76,848

Notes: PRE 1976 CONSTRUCTION TYPE - HUD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 49/100/100/100/49.0,    Depr.Cost =                      37,656  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.500 => TCV of Bldg: 1 =                      18,828

2018 Est. T.C.V. 009-021-001-70                      =                      24,828

Est. TCV/Total Floor Area = 25.33, Most recent sale 06/12/2003 for 15,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,900	12,900	12,900	12,447	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-500	0	-47	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,400	12,400	12,400	12,708	12,400	0	

009-021-001-80                                      2018 Est. T.C.V.                                      MORELLO JASON  
 Property Class: 401                                      9099 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			10.98 Acres		2000	100		21,960
			10.98 Total Acres				Total Est. Land Value =	21,960

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.24	1.00	160	45	594
					Total Estimated Land Improvements True Cash Value = 594

< Cost Estimates for Res. Building: 1 Mobile Home Class: Low Quality >  
 (11) Heating System: Forced Warm Air

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Comp.Shingle	28.12	1.21	0	924	27,101

Other Additions/Adjustments	Rate	Size	Cost
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(9) Foundation  
 Foundation Wall: Concrete                                      7.13                                      0                                      0

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

County Multiplier = 1.38 =>                                      Cost New = 43,326

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,                                      Depr.Cost = 15,164  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)                                      0.500 => TCV of Bldg: 1 = 7,582

Cost Est. for Res. Bldg: 2 Single Family 1S                                      Cls D                                      Blt 1960

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 836 SF                                      Floor Area = 836 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	50.52	0.00	0.66	836	42,786

Other Additions/Adjustments	Rate	Size	Cost
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(16) Porches  
 WPP, Standard                                      22.70                                      32                                      726

County Multiplier = 1.38 =>                                      Cost New = 60,048

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,                                      Depr.Cost = 36,029  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)                                      0.980 => TCV of Bldg: 2 = 35,308  
 20 % Completed => Est. True Cash Value 2018 = 7,062

2018 Est. T.C.V. 009-021-001-80                                      = 37,198

Est. TCV/Total Floor Area = 21.14, Most recent sale 03/08/2005 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
17,500	17,500	17,500	16,899	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	354	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
18,600	18,600	18,600	17,253	17,253	0

009-021-001-90                      2018 Est. T.C.V.                      BRAINARD DALE  
 Property Class: 401                      9171 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			10.30 Acres		2000	100		20,600
			10.30 Total Acres				Total Est. Land Value =	20,600

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	6.45	1.00	468	50	1,509
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.2	95	190
Total Estimated Land Improvements True Cash Value =					1,699

Cost Est. for Res. Bldg: 1    Single Family    HUD                      Cls D    Blt 1995

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	47.93	-12.03	0.66	1056	38,607

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

WSEP (1 Story), Shallow	17.07	324	5,531
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(17) Garages

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

Base Cost	14.43	384	5,541
No Floor Deduction	-3.00	384	-1,152

County Multiplier = 1.38 =>

Cost New = 75,323

Notes: HUD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 79/100/100/100/79.0,    Depr.Cost = 59,505  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.550 => TCV of Bldg: 1 = 32,728

2018 Est. T.C.V. 009-021-001-90                      =                      55,027

Est. TCV/Total Floor Area = 52.11

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,000	27,000	27,000	20,948	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	439	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,500	27,500	27,500	21,387	21,387	21,387	

009-021-003-00	2018 Est. T.C.V.	MILLER DALE
Property Class: 401		9291 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			11.68 Acres		2000	100		23,360
			11.68 Total Acres				Total Est. Land Value =	23,360

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls	C	Blt	1930
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(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1301 SF Floor Area = 1301 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.17	-9.12	0.00	1301	71,620

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 &amp; Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CGEP (1 Story), Standard	44.51	104	4,629
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(16) Deck/Balcony

Roof Cover Only, Standard	15.55	72	1,120
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(17) Garages

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

Base Cost	10.13	1620	16,411
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 =>	Cost New =	140,504
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,	Depr.Cost =	91,327
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =		89,501

2018 Est. T.C.V. 009-021-003-00	=	112,861
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Est. TCV/Total Floor Area = 86.75, Most recent sale 01/24/2001 for 53,100

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,500	54,500	54,500	26,823	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,900	0	563	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,400	56,400	56,400	27,386	27,386	27,386	

009-021-004-00	2018 Est. T.C.V.	TRUMBLE JEFFREY R
Property Class: 401		9251 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
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
132 Actual Front Feet, 1.00 Total Acres								Total Est. Land Value = 8,000

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls D	Blt 1972
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(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	51.65	-9.05	-1.89	768	31,265

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 = 51,502

Phy/Ab.Phy/Func/Econ/Comb.%Good= 68/100/100/100/68.0,	Depr.Cost = 35,021
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =	34,321

2018 Est. T.C.V. 009-021-004-00 = 42,321

Est. TCV/Total Floor Area = 55.11

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,600	20,600	20,600	16,086	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	600	0	337	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,200	21,200	21,200	16,423	16,423	0	

009-021-004-50                      2018 Est. T.C.V.                      TRUMBLE JEFFREY R  
 Property Class: 401                      9271 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 C>	.50	-1.0	AC	M/L	8000	100		8,000
132 Actual Front Feet, 1.00 Total Acres                      Total Est. Land Value =								8,000

Cost Est. for Res. Bldg: 1    Single Family    BOCA/STATE                      Cls D                      Blt 1985

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1760 SF    Floor Area = 1760 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	43.67	-7.22	0.66	1248	46,313
1	Story Siding	Crawl Space	43.67	-7.22	0.66	512	19,000

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, 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: Pole Foundation: 18 Inch (Unfinished)

Base Cost	9.61	960	9,226
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County Multiplier = 1.38 =>

Cost New = 112,738

Notes: 1985 MONTERAY MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,	Depr.Cost =	78,917
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.700 => TCV of Bldg: 1 =		55,242

2018 Est. T.C.V. 009-021-004-50                      =                      63,242

Est. TCV/Total Floor Area = 35.93

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,600	29,600	29,600	24,470	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,000	0	513	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,600	31,600	31,600	24,983	24,983	24,983	

009-021-005-00                      2018 Est. T.C.V.                      MCGINNIS JOY (L/E ETAL)  
 Property Class: 401                      9391 W KELLY RD X 100  
 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			11.39 Acres		2000	100		22,780
			11.39 Total Acres				Total Est. Land Value =	22,780

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	0	0
Fencing: Wire Mesh, #9	1.87	1.00	600	0	0
Shed: Wood Frame	7.23	1.00	864	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 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1350 SF    Floor Area = 1350 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	56.20	0.00	0.00	810	45,522
1	Story Siding	Crawl Space	56.20	-8.09	0.00	540	25,979

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 & Fireplaces			
Appliance Allowance	1415.00	1	1,415

(16) Porches			
WCP (1 Story), Standard	19.54	240	4,690

(16) Deck/Balcony			
Treated Wood, Standard	6.35	300	1,905
Treated Wood, Standard	10.15	48	487

(17) Garages

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

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

County Multiplier = 1.38 =>                      Cost New =    131,554

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    85,510  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =    83,800

Ag. Bld 1    0, 4 Wall Barn, General Purpose    Class:D,Frame    Quality:Average

Heating System:	No Heating/Cooling	Rate Adj.:0.00	Desc:			
Rate	Height-%Adj	Perim.-%Adj	Heat-Adj	Size	CountyMult.	Cost New
16.80	1.269	1.200	0.00	720	1.38	25,419

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/ 50/100/17.5,    Depr.Cost =    4,448  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    1.100 => TCV of Bldg: 1 =    4,893

Total Estimated True Cash Value of Agricultural Buildings                      =    4,893

2018 Est. T.C.V. 009-021-005-00                      =    112,423

Est. TCV/Total Floor Area = 83.28

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,400	54,400	54,400	47,824	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	0	1,004	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,200	56,200	56,200	48,828	48,828	48,828	



009-021-006-00	2018 Est. T.C.V.	MCGINNIS JOY (L/E ETAL)
Property Class: 402		W KELLY RD X
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	275.00	541.73	1.0000	1.0000	40	100		11,000
275 Actual Front Feet, 3.42 Total Acres								Total Est. Land Value = 11,000

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2018 Est. T.C.V. 009-021-006-00 = 11,000

Est. TCV/Total Floor Area = 8.15

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,500	5,500	5,500	3,877	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	81	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,500	5,500	5,500	3,958	3,958	0	

009-021-007-00                      2018 Est. T.C.V.                      JACOBS GARRY V  
 Property Class: 401                      9485 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 3 - 7 @\$2800			3.26 Acres		2800	100		9,128
			3.26 Total Acres				Total Est. Land Value =	9,128

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls D                      Blt 1994

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	45.71	-7.77	0.66	1344	51,878

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: 18 Inch (Unfinished)

Base Cost	15.45	624	9,641
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County Multiplier = 1.38 =>                      Cost New =                      95,529

Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0,    Depr.Cost =                      80,245  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =                      78,640

2018 Est. T.C.V. 009-021-007-00                      =                      87,768

Est. TCV/Total Floor Area = 65.30

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
43,000	43,000	43,000	35,678	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	900	0	749	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,900	43,900	43,900	36,427	36,427	36,427	

009-021-008-00                      2018 Est. T.C.V.                      RICHARDS BRIAN & FOSTER JULIE &  
 Property Class: 401                      9391 W KELLY RD X 351  
 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	293.00	1175.97	1.0000	1.0000	40	100		11,720
293 Actual Front Feet, 7.91 Total Acres                      Total Est. Land Value =								11,720

Cost Est. for Res. Bldg: 1    Single Family    BOCA/STATE                      Cls D    Blt    0

(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	Piers	44.54	-10.83	0.66	1560	53,617

Other Additions/Adjustments	Rate	Size	Cost
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(14) Water/Sewer

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

County Multiplier = 1.38 =>                      Cost New =    79,919

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =    47,951  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.700 => TCV of Bldg: 1 =    33,566

2018 Est. T.C.V. 009-021-008-00                      =    45,286

Est. TCV/Total Floor Area = 29.03, Most recent sale 03/14/2008 for 15,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
21,400	21,400	21,400	10,388	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	218	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,600	22,600	22,600	10,606	10,606	0	

009-021-009-00                      2018 Est. T.C.V.                      RICHARDS JEFFREY J  
 Property Class: 401                      9391 W KELLY RD X 451  
 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			10.020	Acres	2,100	100		21,042
		10.02	Total	Acres			Total Est. Land Value =	21,042

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.23	1.00	1200	50	4,338
Gazebo(s): Standard	1800.00	1.00	1	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 =					5,288

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

(11) Heating System: Wall/Floor Furnace

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.89	0.00	-1.63	1040	59,550

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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(16) Porches

CPP, Standard	30.25	20	605
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County Multiplier = 1.38 =>                      Cost New =                      92,005

Lump Sum Item(s):

FV 1200 SQ FT BARN	1.00	3700.0	3,700
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      57,423  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =                      56,275

Ag. Bld 1 2015, 4 Wall Loafing Shed                      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
4.00	1.000	1.122	0.00	1280	1.38	7,928

Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0,    Depr.Cost =                      7,769

ECF (416 RESIDENTIAL RURAL/ NON SUB)    1.100 => TCV of Bldg: 1 =                      8,546

Ag. Bld 2 2011, 4 Wall Quonset, Utility                      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
5.60	1.000	1.034	0.00	1680	1.38	13,424

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0,    Depr.Cost =                      11,545

ECF (416 RESIDENTIAL RURAL/ NON SUB)    1.100 => TCV of Bldg: 2 =                      12,700

Total Estimated True Cash Value of Agricultural Buildings                      =                      21,246

2018 Est. T.C.V. 009-021-009-00                      =                      103,851

Est. TCV/Total Floor Area = 99.86, Most recent sale 02/05/2004 for 115,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
49,600	49,600	49,600	46,166	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	969	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
51,900	51,900	51,900	47,135	47,135	47,135

009-021-010-00 2018 Est. T.C.V. RICHARDS BRIAN & FOSTER JULIE  
 Property Class: 401 9391 W KELLY RD X 400  
 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			10.01 Acres		2000	100		20,020
10.01 Total Acres Total Est. Land Value =								20,020

## 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 BOCA/STATE Cls D Blt 1997

(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

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 &amp; Fireplaces

Appliance Allowance	1235.00	1	1,235
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County Multiplier = 1.38 =&gt; Cost New = 70,423

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 59,859  
 ECF (201C COMMERCIAL GROUP C) 0.650 => TCV of Bldg: 1 = 38,909

Ag. Bld 1 2013, 4 Wall Loafing Shed 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  
 4.00 1.000 1.023 0.00 2220 1.38 12,536  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 11,533  
 ECF (201C COMMERCIAL GROUP C) 1.100 => TCV of Bldg: 1 = 12,687

Total Estimated True Cash Value of Agricultural Buildings = 12,687

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0  
 Description of Occupancy: NORTH BLDG

Costs are taken from the Shed, Arch Rib cost schedules.

<<<<< Calculator Cost Computations >>>>>  
 Class: C Quality: Low Cost Percent Adj: +100

Base Rate for Upper Floors = 0.00

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 1.60 100%  
 Misc. Rate Adj.(for upper flrs): CAL 164 + HEAT ADJ Cost/Sq.Ft.: 10.90  
 Adjusted Square Foot Cost for Upper Floors = 12.50

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 0 Height per Story Multiplier: 0.960  
 Ave. Floor Area: 4,000 Perimeter: 0 Perim. Multiplier: 1.000  
 Refined Square Foot Cost for Upper Floors: 12.00

County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 17.040

Total Floor Area: 4,000 Base Cost New of Upper Floors = 68,160

Reproduction/Replacement Cost = 68,160  
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 86 /100/100/100/86.0  
 Total Depreciated Cost = 58,618

ECF (201C COMMERCIAL GROUP C) 0.850 => TCV of Bldg: 1 = 49,825  
 Parcel Number: 009-021-010-00 Page: 2

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Replacement Cost/Floor Area= 17.04      Est. TCV/Floor Area= 12.46

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Cost Estimates for Commercial/Industrial Building/Section: 2      Built 2011  
 Description of Occupancy: MAIN BLDG, SOUTH, RED ROOF

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

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

Base Rate for Upper Floors = 9.75

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

1 Stories      Number of Stories Multiplier: 1.000  
 Average Height per Story: 14      Height per Story Multiplier: 1.080  
 Ave. Floor Area: 4,000      Perimeter: 0      Perim. Multiplier: 1.000  
 Refined Square Foot Cost for Upper Floors: 10.53

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 14.426

Total Floor Area: 4,000      Base Cost New of Upper Floors =      57,704

Reproduction/Replacement Cost =      57,704  
 Eff.Age:10      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0  
 Total Depreciated Cost =      47,318

ECF (201C COMMERCIAL GROUP C)      0.850 => TCV of Bldg: 2 =      40,220  
 Replacement Cost/Floor Area= 14.43      Est. TCV/Floor Area= 10.05

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Cost Estimates for Commercial/Industrial Building/Section: 3      Built 2016  
 Description of Occupancy: WEST OF MAIN BLDGS RED ROOF

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

(10) Heating system: Wall or Floor Furnace      Cost/SqFt: 1.45      100%  
 Adjusted Square Foot Cost for Upper Floors = 9.70

1 Stories      Number of Stories Multiplier: 1.000  
 Average Height per Story: 0      Height per Story Multiplier: 0.960  
 Ave. Floor Area: 800      Perimeter: 120      Perim. Multiplier: 1.171  
 Refined Square Foot Cost for Upper Floors: 10.90

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 14.939

Total Floor Area: 800      Base Cost New of Upper Floors =      11,951

Reproduction/Replacement Cost =      11,951  
 Eff.Age:1      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0  
 Total Depreciated Cost =      11,473

ECF (201C COMMERCIAL GROUP C)      0.850 => TCV of Bldg: 3 =      9,752  
 Replacement Cost/Floor Area= 14.94      Est. TCV/Floor Area= 12.19

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Cost Estimates for Commercial/Industrial Building/Section: 4      Built 2011  
 Description of Occupancy: NE OF ARCH RIB BLDG

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: 0      Height per Story Multiplier: 0.960  
 Ave. Floor Area: 320      Perimeter: 72      Perim. Multiplier: 1.368  
 Refined Square Foot Cost for Upper Floors: 10.83

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 14.843

Total Floor Area: 320      Base Cost New of Upper Floors =      4,750  
 Parcel Number: 009-021-010-00      Page: 3

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Reproduction/Replacement Cost = 4,750  
 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0  
 Total Depreciated Cost = 3,895

ECF (201C COMMERCIAL GROUP C) 0.850 => TCV of Bldg: 4 = 3,311  
 Replacement Cost/Floor Area= 14.84 Est. TCV/Floor Area= 10.35

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Total Estimated True Cash Value of Commercial/Industrial Buildings = 103,108

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2018 Est. T.C.V. 009-021-010-00 = 175,674

Est. TCV/Total Floor Area = 17.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
84,500	84,500	84,500	80,487	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,300	0	0	1,690	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
87,800	87,800	87,800	82,177	82,177	0	

009-021-011-00                      2018 Est. T.C.V.                      RICHARDS NANCY JILL  
 Property Class: 401                      9461 W KELLY RD X500  
 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			20.020	Acres	2,100	100		42,042
		20.02	Total	Acres	Total	Est.	Land Value =	42,042

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Comp.Shingle	27.86	0.41	0	1560	44,101

Other Additions/Adjustments	Rate	Size	Cost
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(2) Skirting Metal/Vinyl	5.43	178	967
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(9) Foundation Foundation Wall: Concrete	7.13	0	0
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(13) Plumbing Average Fixture(s)	405.00	1	405
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(14) Water/Sewer Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2720.00	1	2,720

(15) Built-Ins & Fireplaces Appliance Allowance	1235.00	1	1,235
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County Multiplier = 1.38 =>                      Cost New =                      70,384

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,    Depr.Cost =                      24,634

Separately Depreciated Items:

(16) Deck/Balcony Treated Wood,Standard	5.91	390	2,305
County Multiplier = 1.38 =>			Cost New = 3,181
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,			Depr.Cost = 1,431

(17) Garages Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.30	1500	13,950
No Floor Deduction	-3.00	1500	-4,500
County Multiplier = 1.38 =>			Cost New = 13,041
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,			Depr.Cost = 5,868

Total Depreciated Cost =                      31,934

ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.500 => TCV of Bldg: 1 =                      15,967

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Comp.Shingle	27.78	0.41	0	980	27,626

Other Additions/Adjustments	Rate	Size	Cost
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(2) Skirting Metal/Vinyl	5.43	168	912
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(9) Foundation Foundation Wall: Concrete	7.13	0	0
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(13) Plumbing Average Fixture(s)	405.00	1	405
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(14) Water/Sewer Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2720.00	1	2,720

(15) Built-Ins & Fireplaces Appliance Allowance	1235.00	1	1,235
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County Multiplier = 1.38 => Cost New = 47,573

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 16,651

Separately Depreciated Items:

(16) Deck/Balcony  
 Pine,Standard 4.59 480 2,203  
 County Multiplier = 1.38 => Cost New = 3,040  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 1,368

Total Depreciated Cost = 18,019  
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 2 = 9,009

< Cost Estimates for Res. Building: 3 Mobile Home Class: Fair Quality >  
 (11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
Other Additions/Adjustments				Rate		Size	Cost
(9) Foundation							
	Foundation Wall: Concrete			7.28		0	0
(13) Plumbing							
	Average Fixture(s)			465.00		1	465
(14) Water/Sewer							
	Well, 50 Feet			1575.00		1	1,575
	1000 Gal Septic			2720.00		1	2,720
(15) Built-Ins & Fireplaces							
	Appliance Allowance			1235.00		1	1,235

County Multiplier = 1.38 => Cost New = 8,273

Notes: 12X60 FV MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 7,032

Separately Depreciated Items:

Unit-in-Place Cost Items:  
 MOBILE HOME 1.00 2000 2,000  
 County Multiplier = 1.38 => Cost New = 2,760  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 1,794

Total Depreciated Cost = 8,826  
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 3 = 4,413

2018 Est. T.C.V. 009-021-011-00 = 71,431

Est. TCV/Total Floor Area = 28.12

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,700	35,700	35,700	31,743	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	666	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,700	35,700	35,700	32,409	32,409	27,224	

009-021-012-00	2018 Est. T.C.V.	ENSERCH EXPLORATION INC
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 30 - 65	\$2000	39.00	Acres		2000	100		78,000
Residentia ROAD @ ZERO		1.00	Acres		0	100		0
		40.00	Total Acres				Total Est. Land Value =	78,000

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2018 Est. T.C.V. 009-021-012-00 = 78,000

Est. TCV/Total Floor Area = 30.71

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,000	39,000	39,000	14,407	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	302	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,000	39,000	39,000	14,709	14,709	0	

009-021-013-00                      2018 Est. T.C.V.                      BURTON LARRY & ERLENE H&W  
 Property Class: 401                      9979 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	163.87	819.78	1.0000	1.0000	40	100		6,555
90 Actual Front Feet, 3.78 Total Acres                      Total Est. Land Value =								6,555

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	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 D                      Blt 2002

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1352 SF    Floor Area = 1352 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	45.67	-7.76	0.66	1352	52,147

Other Additions/Adjustments                      Rate                      Size                      Cost

(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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(16) Deck/Balcony

Treated Wood,Standard	7.24	120	869
Treated Wood,Standard	9.68	48	465

County Multiplier = 1.38 =>                      Cost New =                      84,435

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =                      75,992

Separately Depreciated Items:

(17) Garages

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

Base Cost	14.18	768	10,890
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County Multiplier = 1.38 =>                      Cost New =                      15,029

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0,    Depr.Cost =                      12,925

ECF (416 RESIDENTIAL RURAL/ NON SUB)                      Total Depreciated Cost =                      88,916

0.700 => TCV of Bldg: 1 =                      62,241

2018 Est. T.C.V. 009-021-013-00                      =                      69,746

Est. TCV/Total Floor Area = 51.59

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,700	32,700	32,700	28,252	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	0	593	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,900	34,900	34,900	28,845	28,845	28,845	

009-021-013-25	2018 Est. T.C.V.	MONETTE CLINTON E
Property Class: 401		9941 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 3 - 7 @\$2800			5.00 Acres		2800	100		14,000
			5.00 Total Acres				Total Est. Land Value =	14,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.79	1.00	120	46	485
					Total Estimated Land Improvements True Cash Value = 485

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls D	Blt 1980
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(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	47.93	-8.30	0.66	1056	42,546

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 6.74 168 1,132

Treated Wood,Standard 6.58 190 1,250

County Multiplier = 1.38 =&gt; Cost New = 70,358

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 49,250

## Separately Depreciated Items:

(17) Garages

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

Base Cost 19.23 384 7,384

County Multiplier = 1.38 =&gt; Cost New = 10,190

Phy/Ab.Phy/Func/Econ/Comb.%Good= 46/100/100/100/46.0, Depr.Cost = 4,688

Total Depreciated Cost = 53,938

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 =&gt; TCV of Bldg: 1 = 52,859

2018 Est. T.C.V. 009-021-013-25 = 67,344

Est. TCV/Total Floor Area = 63.77, Most recent sale 07/08/2006 for 89,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,400	33,400	33,400	28,582	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	0	600	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,700	33,700	33,700	29,182	29,182	29,182	

009-021-013-40	2018 Est. T.C.V.	CONSUMERS ENERGY COMPANY
Property Class: 402		S LA CHANCE 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			3.29 Acres		2800	100		9,212
			3.29 Total Acres				Total Est. Land Value =	9,212

2018 Est. T.C.V. 009-021-013-40 = 9,212

Est. TCV/Total Floor Area = 8.72, Most recent sale 11/01/1999 for 10,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
4,900	4,900	4,900	4,900	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	0	-300	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
4,600	4,600	4,600	5,002	4,600	0		

009-021-013-50	2018 Est. T.C.V.	NEWMAN ROBERT K & HELGA R
Property Class: 401		3151 S LA CHANCE 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		10.00	Acres		2000	100		20,000
		10.00	Total Acres				Total Est. Land Value =	20,000

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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	1900	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
			Total Estimated Land Improvements True		Cash Value = 1,425

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Cost Est. for Res. Bldg: 1	Single Family	HUD		Cls D	Blt 1991
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(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	Crawl Space	49.35	-8.61	0.66	924	38,254

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 &amp; Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

WGEP (1 Story), Standard	34.21	140	4,789
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(16) Deck/Balcony

Treated Wood w/Roof, Standard	17.90	162	2,900
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(17) Garages

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

Base Cost	9.30	1200	11,160
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County Multiplier = 1.38 =>	Cost New =	87,158
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 83/100/100/100/83.0,	Depr.Cost =	72,341
ECF (416 RESIDENTIAL RURAL/ NON SUB)	0.550 => TCV of Bldg: 1 =	39,788

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2018 Est. T.C.V. 009-021-013-50	=	61,213
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Est. TCV/Total Floor Area = 66.25

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,700	33,700	33,700	31,279	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,100	0	-679	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,600	30,600	30,600	31,935	30,600	30,600	

009-021-014-00 2018 Est. T.C.V. WIGGINS JON  
 Property Class: 401 S LA CHANCE 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			10.000	Acres	2,100	100		21,000
		10.00	Total Acres				Total Est. Land Value =	21,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	358	45	554
Shed: Wood Frame	9.36	1.00	240	46	1,034
Shed: Wood Frame	9.36	1.00	240	46	1,034
Total Estimated Land Improvements True Cash Value =					2,621

< 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	Comp.Shingle	38.41	0.49	-6	720	26,349
Other Additions/Adjustments			Rate			Size	Cost
Expando			23.10			92	2,125
Addition/Crawl			37.50			144	5,400
(2) Skirting							
Metal/Vinyl			5.70			144	821
(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 =	56,241

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 19,685  
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCv of Bldg: 1 = 9,842

2018 Est. T.C.V. 009-021-014-00	=	33,463			
Est. TCv/Total Floor Area = 38.73					
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
16,700	16,700	16,700	16,293	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	342	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
16,700	16,700	16,700	16,635	16,635	0

009-021-015-00 2018 Est. T.C.V. SNOW DAVID A JR & JULIE L  
 Property Class: 401 3221 S LA CHANCE 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
Shed: Wood Frame	9.83	1.00	192	50	943
	Total Estimated Land Improvements True Cash Value =				943

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1220 SF Floor Area = 1805 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	94.17	0.00	0.00	780	73,453
1	Story Siding	Basement	64.86	0.00	0.00	440	28,538

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

(13) Plumbing

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

(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: Exterior 1 Story	3875.00	1	3,875

(16) Porches

CCP (1 Story), Standard	67.30	16	1,077
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(16) Deck/Balcony

Treated Wood, Standard	8.82	80	706
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(17) Garages

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

Base Cost	11.60	768	8,909
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(17) Basement Garages

Basement Garage: 2 Car	2100.00	1	2,100
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County Multiplier = 1.38 =&gt;

Cost New = 178,699

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 126,876  
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 124,339

2018 Est. T.C.V. 009-021-015-00 = 145,282

Est. TCV/Total Floor Area = 80.49, Most recent sale 04/01/2002 for 129,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
70,200	70,200	70,200	59,440	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	1,248	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
72,600	72,600	72,600	60,688	60,688	60,688



009-021-016-00                    2018 Est. T.C.V.                    GUNNERSON GORDON G  
 Property Class: 401                    3463 S LA CHANCE 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                    40.000 Acres    1,600    100                    64,000  
                   40.00 Total Acres                    Total Est. Land Value =                    64,000

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    1500    50                    2,400  
                   Total Estimated Land Improvements True Cash Value =                    2,400

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 = 1232 SF    Floor Area = 1232 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Basement    57.07    0.00    0.00    1232    70,310

Other Additions/Adjustments                    Rate                    Size    Cost

(9) Basement Finish  
 Basement Recreation Finish                    11.25                    308    3,465  
 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  
 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 2 Story                    4150.00                    1    4,150

(16) Porches  
 CPP, Standard                    26.75                    25    669

(17) Garages  
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                    13.85                    896    12,410  
 Common Wall: 1 Wall                    -1000.00                    1    -1,000  
 Mechanical Doors                    350.00                    1    350  
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)  
 Base Cost                    12.78                    560    7,157  
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)  
 Base Cost                    9.71                    1200    11,652

County Multiplier = 1.38 =>                    Cost New =                    163,775

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                    98,265  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =                    96,300

2018 Est. T.C.V. 009-021-016-00                    =                    162,700

Est. TCV/Total Floor Area = 132.06  
 2017 Assessed                    MBOR                    S.E.V.                    Base for Cap                    C.P.I.  
                   77,400                    77,400                    77,400                    63,514                    2.10  
 2018    New Eq. Adjustment                    Loss                    Additions                    Tax Adjustment                    Losses  
                   0                    4,000                    0                    0                    1,333                    0  
 2018 Assessed                    MBOR                    S.E.V.                    Capped                    ->Taxable<-                    PRE/MBT  
                   81,400                    81,400                    81,400                    64,847                    64,847                    64,847

009-021-017-00                      2018 Est. T.C.V.                      GUNNERSON JOE PHIL (LE ETAL)  
 Property Class: 402  
 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	40.00	Acres		2000	100		80,000
		40.00	Total Acres				Total Est. Land Value =	80,000

2018 Est. T.C.V.	009-021-017-00	=	80,000
Est. TCV/Total Floor Area	= 64.94,	Most recent sale	09/05/2002 for 0
2017 Assessed	MBOR	S.E.V.	Base for Cap
40,000	40,000	40,000	14,566
			2.10
2018	New Eq. Adjustment	Loss	Additions
	0	0	0
			Tax Adjustment
			305
2018 Assessed	MBOR	S.E.V.	Capped
40,000	40,000	40,000	14,871
			->Taxable<-
			14,871
			PRE/MBT
			0

009-021-018-00	2018 Est. T.C.V.	VANANTWERPEN BERTON
Property Class: 401		9692 CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> RIVER SITE					35000	100		35,000
<Site Value G> RURAL SITES					15000	100		15,000
350 Actual Front Feet, 5.72 Total Acres Total Est. Land Value =								50,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.27	1.00	96	95	937
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 =					1,412

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1999

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

Ground Area = Size for Rates = 1328 SF Floor Area = 1328 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	56.34	-11.79	0.00	1040	46,332
1	Story Siding	Crawl Space	56.34	-8.13	0.00	288	13,884

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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## (16) Porches

WGEP (1 Story), Standard	31.31	192	6,012
WGEP (1 Story), Shallow	27.30	192	5,242

## (16) Deck/Balcony

Treated Wood, Standard	8.47	80	678
Treated Wood, Standard	6.69	216	1,445

County Multiplier = 1.38 =&gt; Cost New = 113,273

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost =	101,946
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.700 => TCV of Bldg: 1 =		71,362

2018 Est. T.C.V. 009-021-018-00 = 122,774

Est. TCV/Total Floor Area = 92.45

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
58,800	58,800	58,800	44,315	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	0	930	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
61,400	61,400	61,400	45,245	45,245	45,245	

009-021-018-50                      2018 Est. T.C.V.                      VANANTWERPEN BERTON & MARIE  
 Property Class: 402                      CLAM RIVER DR  
 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 I> RIVER SITE					35000	100		35,000
181 Actual Front Feet, 5.18 Total Acres      Total Est. Land Value =								35,000

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost	
Other Additions/Adjustments								
				Rate		Size	Cost	
(9) Foundation								
	Foundation Wall: Concrete			6.92		0	0	
(14) Water/Sewer								
	Well, 50 Feet			1575.00		1	1,575	
	1000 Gal Septic			2720.00		1	2,720	
County Multiplier = 1.38 =>							Cost New =	5,927
Notes: SALEM LITE - TRAVEL TRAILER								
Phy/Ab.Phy/Func/Econ/Comb.%Good= 76/100/100/100/76.0,							Depr.Cost =	4,505

Separately Depreciated Items:

Unit-in-Place Cost Items:								
	TRAVEL TRAILER			1.00		3000	3,000	
County Multiplier = 1.38 =>							Cost New =	4,140
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,							Depr.Cost =	3,933
							Total Depreciated Cost =	8,438
ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.500 => TCV of Bldg: 1 =								4,219

2018 Est. T.C.V. 009-021-018-50							=	39,219
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/12/2009 for 0								
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
19,600	19,600	19,600	13,476	2.10				
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	0	0	0	282	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
19,600	19,600	19,600	13,758	13,758	0			

009-021-019-00                      2018 Est. T.C.V.                      NEDRY STANELY D & MARILYN J  
 Property Class: 402                      9606 W CLAM RIVER DR  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
120 Actual Front Feet, 1.27 Total Acres                      Total Est. Land Value =								15,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.85	1.00	120	94	1,111
Total Estimated Land Improvements True Cash Value =					1,111

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

(11) Heating System: Forced Air w/o 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: Siding Foundation: 18 Inch (Unfinished)

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

County Multiplier = 1.38 =>                      Cost New =                      13,206

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =                      11,886  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =                      11,648

2018 Est. T.C.V. 009-021-019-00                      =                      27,759

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
13,700	13,700	13,700	4,458	2.10	
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	93	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
13,900	13,900	13,900	4,551	4,551	0

009-021-019-80	2018 Est. T.C.V.	SIZEMORE JOE H
Property Class: 402		W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 1.21 Total Acres							Total Est. Land Value =	15,000

2018 Est. T.C.V. 009-021-019-80 = 15,000

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
7,500	7,500	7,500	4,056	2.10			
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	85	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
7,500	7,500	7,500	4,141	4,141	0		

009-021-020-00                      2018 Est. T.C.V.                      SMITHEE ROBERT D & JOANNE C  
 Property Class: 401                      9586 CLAM RIVER DR  
 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	498.00	0.00	1.0000	1.0000	50	100		24,900
Residentia 3 - 7 @\$2800			6.35 Acres		2800	100		17,780
498 Actual Front Feet, 6.35 Total Acres                      Total Est. Land Value =								42,680

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	240	50	358
Total Estimated Land Improvements True Cash Value =					358

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

(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    Crawl Space    44.49    -7.45    0.66    1568    59,114

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  
 Fireplace: Interior 1 Story                      2600.00                      1                      2,600

(16) Porches  
 WSEP (1 Story), Standard                      22.58                      224                      5,058

County Multiplier = 1.38 =>                      Cost New =    100,501

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =    70,350

Separately Depreciated Items:

(17) Garages  
 Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)  
 Base Cost                      10.64                      768                      8,172  
 County Multiplier = 1.38 =>                      Cost New =    11,277  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,    Depr.Cost =    8,006

Unit-in-Place Cost Items:  
 ROOF STRUCT. (SQ FT)                      3.97                      240                      953  
 County Multiplier = 1.38 =>                      Cost New =    1,315  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,    Depr.Cost =    934

Total Depreciated Cost =    79,290  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =    77,705

2018 Est. T.C.V. 009-021-020-00                      =    120,743  
 Est. TCV/Total Floor Area = 77.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
59,800	59,800	59,800	41,659	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	0	874	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,400	60,400	60,400	42,533	42,533	42,533	

009-021-021-00	2018 Est. T.C.V.	COMMERCIAL FOREST CERT # 2013-47-57
Property Class: 700		W LOTAN 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			40.000	Acres	1,600	100		64,000
		40.00	Total Acres				Total Est. Land Value =	64,000

2018 Est. T.C.V. 009-021-021-00 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/01/1999 for 35,000

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	



009-021-022-00	2018 Est. T.C.V.	RAU JOHN H & MELBA G TRUSTEES
Property Class: 402		W LOTAN 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	40.00	Acres		2000	100		80,000
		40.00	Total Acres				Total Est. Land Value =	80,000

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2018 Est. T.C.V. 009-021-022-00 = 80,000

Est. TCV/Total Floor Area = 51.02

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,000	40,000	40,000	12,785	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	268	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,000	40,000	40,000	13,053	13,053	0	

009-021-023-00	2018 Est. T.C.V.	COMMERCIAL FOREST CERT # 2013-47-57
Property Class: 700		W LOTAN 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			20.000	Acres	2,100	100		42,000
		20.00	Total Acres		Total Est.		Land Value =	42,000

2018 Est. T.C.V. 009-021-023-00 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/01/1999 for 22,500

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

009-021-023-60	2018 Est. T.C.V.	RAU JOHN H & MELBA G TRUSTEES
Property Class: 402		W LOTAN 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			9.36 Acres		2000	100		18,720
			9.36 Total Acres				Total Est. Land Value =	18,720

---

2018 Est. T.C.V. 009-021-023-60 = 18,720

Est. TCV/Total Floor Area = 11.94, Most recent sale 09/01/1999 for 12,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,900	8,900	8,900	8,900	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	500	0	0	186	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,400	9,400	9,400	9,086	9,086	0	

009-021-023-75	2018 Est. T.C.V.	JONES CHRISTOPHER & DEENA
Property Class: 402		W LOTAN 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			9.88 Acres		2000	100		19,760
			9.88 Total Acres				Total Est. Land Value =	19,760

---

2018 Est. T.C.V. 009-021-023-75 = 19,760

Est. TCV/Total Floor Area = 12.60, Most recent sale 08/11/2006 for 30,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,400	9,400	9,400	9,400	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	197	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,900	9,900	9,900	9,597	9,597	0	

009-021-023-80                      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
			0.640 Acres		0	100			0
		0.64	Total Acres		Total Est. Land Value =				0

2018 Est. T.C.V. 009-021-023-80					=	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	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
0	0	0	0	0	0	0	

009-021-023-95                                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
			0.120	Acres	0	100		0
		0.12	Total Acres		Total Est.		Land Value =	0

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2018 Est. T.C.V. 009-021-023-95                                =                                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	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	0

009-021-024-00                      2018 Est. T.C.V.                      RAU JOHN H & MELBA G TRUSTEES  
 Property Class: 401                      9421 W LOTAN 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	0.00	1.0000	1.0000	40	100		20,000
Residentia 30 - 65	\$2000		37.62 Acres		2000	100		75,240
500 Actual Front Feet, 37.62 Total Acres                      Total Est. Land Value =								95,240

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

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 800 SF    Floor Area = 800 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.30	-9.30	-2.31	800	40,552

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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(16) Porches

WGEP (1 Story), Standard	33.26	168	5,588
WSEP (1 Story), Standard	27.75	147	4,079
WPP, Standard	28.03	22	617

(16) Deck/Balcony

Treated Wood, Standard	12.51	32	400
Treated Wood, Standard	12.81	30	384

(17) Garages

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

Base Cost	18.25	590	10,768
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      95,569

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =                      66,898

ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =                      65,560

2018 Est. T.C.V. 009-021-024-00                      =                      160,800

Est. TCV/Total Floor Area = 201.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
79,400	79,400	79,400	44,968	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	944	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,400	80,400	80,400	45,912	45,912	0	

009-021-024-95                      2018 Est. T.C.V.                      MISSAUKEE COUNTY ROAD COMMISSION  
 Property Class: 700  
 Map #:                                      LAKE TOWNSHIP                                      LAKE CITY, MI 49651

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 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	
								=	0
2018 Est. T.C.V. 009-021-024-95									
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		



009-022-001-00	2018 Est. T.C.V.	HARRIS BERNARD R
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 66 - 120 Acres		80.00 Acres			3600	100		288,000
		80.00 Total Acres					Total Est. Land Value =	288,000

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 2018 Est. T.C.V. 009-022-001-00 = 288,000

Est. TCV/Total Floor Area = 360.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
144,000	144,000	144,000	32,495	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	682	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
144,000	144,000	144,000	33,177	33,177	0	



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2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
118,300	118,300	118,300	94,894	94,894	0

009-022-001-90                      2018 Est. T.C.V.                      HARRIS EVA MARIE  
 Property Class: 401                      8539 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			10.100	Acres	2,100	100		21,210
		10.10	Total Acres		Total Est.		Land Value =	21,210

## 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	388	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    2S                      Cls    C+5    Blt 2010

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

Ground Area = Size for Rates = 1160 SF    Floor Area = 2392 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	108.59	0.00	4.02	1160	130,628
1	Story Siding	Overhang	37.99	0.00	0.00	72	2,735

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	10.25	160	1,640

(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

(16) Porches			
WCP (1 Story), Standard	17.13	448	7,674
CCP (1 Story), Standard	33.08	72	2,382

(17) Garages

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

Base Cost	17.79	676	12,026
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =                      230,487

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,    Depr.Cost =                      218,963  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =                      214,584

2018 Est. T.C.V. 009-022-001-90                      =                      236,744

Est. TCV/Total Floor Area = 98.97, Most recent sale 05/05/2008 for 5,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
112,700	112,700	112,700	92,575	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,700	0	1,944	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
118,400	118,400	118,400	94,519	94,519	94,519	

009-022-002-00	2018 Est. T.C.V.	KOŁODZIEJ ROSALIA 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 8 - 17 @\$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. 009-022-002-00 = 20,000

Est. TCV/Total Floor Area = 8.36, Most recent sale 11/03/2017 for 1

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
9,500	9,500	9,500	6,143	2.10				
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	500	0	0	129	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
10,000	10,000	10,000	6,272	6,272	0			

009-022-003-00                      2018 Est. T.C.V.                      CIARAVINO ALAN M & MARIE H  
 Property Class: 401                      3200 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 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.	3.39	1.00	1700	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 D                      Blt 1993

(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
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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Pine,Standard	5.77	120	692
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(17) Garages

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

Base Cost	10.64	768	8,172
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =>                      Cost New =                      71,184

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =                      60,506

Separately Depreciated Items:

Unit-in-Place Cost Items:

SHED	1.00	500	500
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County Multiplier = 1.38 =>                      Cost New =                      690

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =                      518

Total Depreciated Cost =                      61,024

ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.700 => TCV of Bldg: 1 =                      42,716

2018 Est. T.C.V. 009-022-003-00                      =                      63,666

Est. TCV/Total Floor Area = 64.97, Most recent sale 08/01/1997 for 52,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,800	29,800	29,800	27,848	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	0	584	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,800	31,800	31,800	28,432	28,432	28,432	

009-022-004-00                      2018 Est. T.C.V.                      COLLINSWORTH RICHARD L  
 Property Class: 401                      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	20.00	Acres	2000	100		40,000
20.00 Total Acres                      Total Est. Land Value =								40,000

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

(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	10.04	960	9,638
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County Multiplier = 1.38 =>                      Cost New =    13,301

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,    Depr.Cost =    12,636  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =    12,383

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2018 Est. T.C.V. 009-022-004-00                      =    52,383

Est. TCV/Total Floor Area = 0.00, Most recent sale 03/01/2000 for 21,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,000	26,000	26,000	21,204	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	200	0	445	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,200	26,200	26,200	21,649	21,649	0	

009-022-006-00                      2018 Est. T.C.V.                      HILL LOUIE  
 Property Class: 401                      8125 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 18	-29	@\$2000	18.70	Acres	2000	100		37,400
18.70 Total Acres                      Total Est. Land Value =								37,400

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Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls CD    Blt 1977

(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments	Rate	Size	Cost

(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2895.00	1	2,895

(17) Garages

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

Base Cost	12.15	624	7,582
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =    17,114

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =    11,980  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =    11,740

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2018 Est. T.C.V. 009-022-006-00                      =    49,140

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/04/2009 for 40,400

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,100	24,100	24,100	19,638	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	412	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,600	24,600	24,600	20,050	20,050	0	





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0

0

0

0

0

0



## (17) Garages

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

Base Cost	18.97	840	15,935
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =&gt; Cost New = 215,818

Notes: 1PS PINE LOG

Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,	Depr.Cost =	202,869
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 2 =		198,812

2018 Est. T.C.V. 009-022-007-00 = 258,780

Est. TCV/Total Floor Area = 92.26, Most recent sale 01/01/1999 for 64,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
126,300	126,300	126,300	103,002	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	0	2,163	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
129,400	129,400	129,400	105,165	105,165	105,165	

009-022-009-00                      2018 Est. T.C.V.                      DUVALL JON & LEANN DUVALL  
 Property Class: 401                      8909 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
SALES & EQ RATE			5.000	Acres	2,700	100		13,500
		5.00	Total Acres		Total Est. Land Value =			13,500

Cost Est. for Res. Bldg: 1    Single Family    BOCA/STATE                      Cls CD                      Blt 2001

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	54.28	-7.64	0.00	1680	78,355

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, 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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(16) Deck/Balcony

Treated Wood,Standard	20.60	9	185
Treated Wood,Standard	9.15	64	586

(17) Garages

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

Base Cost	10.46	1200	12,552
Automatic Doors	375.00	2	750

County Multiplier = 1.38 =>                      Cost New =                      139,267

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =    125,340  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.700 => TCV of Bldg: 1 =    87,738

2018 Est. T.C.V. 009-022-009-00                      =                      101,238

Est. TCV/Total Floor Area = 60.26, Most recent sale 01/01/2001 for 15,700

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
47,500	47,500	47,500	42,225	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,100	0	886	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,600	50,600	50,600	43,111	43,111	43,111	

009-022-009-50                      2018 Est. T.C.V.                      CELMER KATHLEEN  
 Property Class: 401                      8981 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 3 - 7 @\$2800			3.99 Acres		2800	100		11,178
			3.99 Total Acres				Total Est. Land Value =	11,178

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	1680	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	2.0	95	1,900
			Total Estimated Land Improvements True Cash Value =		1,900

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls CD                      Blt 1988

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1322 SF    Floor Area = 1322 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	56.38	0.00	1.87	1322	77,007

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 & Fireplaces

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

Treated Wood,Standard	6.13	456	2,795
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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	1	350

County Multiplier = 1.38 =>                      Cost New =                      138,064

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =                      103,548  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =                      101,477

2018 Est. T.C.V. 009-022-009-50                      =                      114,555

Est. TCV/Total Floor Area = 86.65, Most recent sale 05/01/2002 for 5,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
56,100	56,100	56,100	45,892	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	963	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
57,300	57,300	57,300	46,855	46,855	46,855

009-022-009-90                      2018 Est. T.C.V.                      SCAFE DOUGLAS & JANE  
 Property Class: 401                      8945 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
40/FF	129.36	339.44	1.0000	1.0000	40	100		5,174
129 Actual Front Feet, 1.01 Total Acres                      Total Est. Land Value =								5,174

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	240	0	0
D/W/P: Crushed Rock	1.24	1.00	1000	0	0
Shed: Wood Frame	8.72	1.00	320	50	1,395
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 =					2,345

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls C    Blt 2002

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	65.85	-9.49	0.00	1120	63,123

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: Interior 1 Story	3250.00	1	3,250

(16) Porches

WCP (1 Story), Standard	31.12	80	2,490
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(17) Garages

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

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

County Multiplier = 1.38 =&gt;                      Cost New = 123,968

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost = 105,373  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 = 103,265

2018 Est. T.C.V. 009-022-009-90                      = 110,784

Est. TCV/Total Floor Area = 98.91, Most recent sale 05/13/2016 for 103,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
53,800	53,800	53,800	53,800	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,600	0	0	1,129	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
55,400	55,400	55,400	54,929	54,929	54,929

009-022-010-00                      2018 Est. T.C.V.                      KENDALL JONATHON D  
 Property Class: 401                      8745 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	234.00	657.00	1.0000	1.0000	40	100		9,360
234 Actual Front Feet, 3.53 Total Acres                      Total Est. Land Value =								9,360

Cost Est. for Res. Bldg: 1    Single Family    HUD                      Cls D    Blt 2016

(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

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

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	17.66	16	283
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County Multiplier = 1.38 =>                      Cost New =    68,536

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,    Depr.Cost =    67,850  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.550 => TCV of Bldg: 1 =    37,318

2018 Est. T.C.V. 009-022-010-00                      =    46,678

Est. TCV/Total Floor Area = 38.39, Most recent sale 04/20/2010 for 30,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,300	23,300	23,300	23,242	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	58	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,300	23,300	23,300	23,730	23,300	0	



009-022-010-50                      2018 Est. T.C.V.                      REED REX R JR & ROSEANNA K  
 Property Class: 401                      8851 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
40/FF	180.00	657.00	1.0000	1.0000	40	100		7,200
180 Actual Front Feet, 2.71 Total Acres                      Total Est. Land Value =								7,200

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.22	1.00	480	50	293
Total Estimated Land Improvements True Cash Value =					293

Cost Est. for Res. Bldg: 1    Single Family    BOCA/STATE                      Cls CD                      Blt 1999

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.95	-8.26	0.00	1248	60,765

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: Siding Foundation: 18 Inch (Unfinished)

Base Cost	16.80	576	9,677
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 =&gt;

Cost New = 109,892

Notes: HOLLY PARK HUD MHSER#2HP995721

Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0,    Depr.Cost = 97,804

Separately Depreciated Items:

(16) Porches

WPP, Standard	35.15	12	422
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County Multiplier = 1.38 =&gt;

Cost New = 582

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0,    Depr.Cost = 512

(16) Deck/Balcony

Treated Wood,Standard	7.32	140	1,025
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County Multiplier = 1.38 =&gt;

Cost New = 1,414

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost = 1,202

Treated Wood,Standard	20.60	12	247
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County Multiplier = 1.38 =&gt;

Cost New = 341

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost = 290

Total Depreciated Cost = 99,808

ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.700 =&gt; TCV of Bldg: 1 = 69,866

2018 Est. T.C.V. 009-022-010-50                      = 77,359

Est. TCV/Total Floor Area = 61.99

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,200	36,200	36,200	31,256	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,500	0	0	656	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,700	38,700	38,700	31,912	31,912	31,912	

009-022-011-00                      2018 Est. T.C.V.                      KENDALL JONATHON D  
 Property Class: 401                      8741 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	132.00	657.00	1.0000	1.0000	40	100		5,280
132 Actual Front Feet, 1.99 Total Acres                      Total Est. Land Value =								5,280

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	8.49	1.00	80	50	340
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.2	95	190
Total Estimated Land Improvements True Cash Value =					530

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Comp.Shingle	31.92	0.42	-5	840	25,825

Other Additions/Adjustments	Rate	Size	Cost
Free Standing Roof	4.35	992	4,315

(2) Skirting			
Metal/Vinyl	5.60	132	739

(9) Foundation			
Foundation Wall: Concrete	7.28	0	0

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

(16) Deck/Balcony			
Treated Wood,Standard	7.38	112	827

(17) Garages			
Class:CD Exterior: Pole Foundation: 42 Inch (Unfinished)			
Base Cost	10.81	960	10,378
Mechanical Doors	350.00	1	350
No Floor Deduction	-3.10	960	-2,976

County Multiplier = 1.38 =>                      Cost New = 60,378

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,    Depr.Cost = 21,132  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.500 => TCV of Bldg: 1 = 10,566

2018 Est. T.C.V. 009-022-011-00                      = 16,376

Est. TCV/Total Floor Area = 19.50

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,200	8,200	8,200	7,684	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	161	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,200	8,200	8,200	7,845	7,845	0	

009-022-012-00                      2018 Est. T.C.V.                      SANDERSON HERBERT RICHARDO  
 Property Class: 401  
 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

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

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	50.11	-8.77	-1.89	864	34,085

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: Interior 1 Story	2600.00	1	2,600

County Multiplier = 1.38 =>                                      Cost New =                                      58,981

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                                      38,338  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =                                      37,571

2018 Est. T.C.V. 009-022-012-00                                      =                                      77,571

Est. TCV/Total Floor Area = 89.78

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,200	38,200	38,200	25,749	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	600	0	540	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,800	38,800	38,800	26,289	26,289	0	



009-022-014-00                      2018 Est. T.C.V.                      RICHARDS BRIAN  
 Property Class: 401                      8871 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	116.00	657.50	1.0000	1.0000	40	100		4,640
116 Actual Front Feet, 1.75 Total Acres                      Total Est. Land Value =								4,640

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.63	1.00	84	50	446
Total Estimated Land Improvements True Cash Value =					446

< Cost Estimates for Res. Building: 1    Mobile Home    Class: Fair Quality    >  
 (11) Heating System: Forced Warm Air

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Siding	Comp.Shingle	28.32	1.21	0	1280	37,798
Other Additions/Adjustments							
	Addition/Crawl			33.75		182	6,143
	Free Standing Roof			4.35		1476	6,421
(2) Skirting							
	Metal/Vinyl			5.60		192	1,075
(9) Foundation							
	Foundation Wall: Concrete			7.28		0	0
(13) Plumbing							
	Average Fixture(s)			465.00		1	465
	3 Fixture Bath			1395.00		1	1,395
(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							
	Treated Wood,Standard			9.40		50	470
	Roof Cover Only,Standard			11.05		160	1,768
(17) Garages							
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)							
	Base Cost			20.12		384	7,726
	Mechanical Doors			350.00		1	350

County Multiplier = 1.38 =>                      Cost New =                      95,414  
 Notes: MANOR HOMES #MO209171

Phy/Ab.Phy/Func/Econ/Comb.%Good= 46/100/100/100/46.0,    Depr.Cost =                      43,891  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.500 => TCV of Bldg: 1 =                      21,945

2018 Est. T.C.V. 009-022-014-00						=	27,031
Est. TCV/Total Floor Area = 18.49, Most recent sale 04/15/2015 for 35,000							
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
13,500	13,500	13,500	13,500	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		
13,500	13,500	13,500	13,783	13,500	0		

009-022-015-00	2018 Est. T.C.V.	BORNAK RUTH M LE
Property Class: 401		8621 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 3 - 7 @\$2800			5.45 Acres		2800	100		15,260
5.45 Total Acres Total Est. Land Value =								15,260

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	600	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family BI Cls C-5 Blt 1976

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 960 SF Floor Area = 1536 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Bi-Level	Siding	Bi-Lev. 60%	83.05	-3.57	0.00	960	76,301

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Brick Veneer	8.25	100	825

(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) Deck/Balcony			
Treated Wood, Standard	6.65	300	1,995

(17) Garages

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

Base Cost			840	13,457
Common Wall: 1 Wall	-1300.00		1	-1,300
Mechanical Doors	350.00		1	350

County Multiplier = 1.38 => Cost New = 136,568

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,	Depr.Cost =	88,769
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =		86,994

2018 Est. T.C.V. 009-022-015-00 = 103,204

Est. TCV/Total Floor Area = 67.19

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,600	48,600	48,600	40,305	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	0	846	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
51,600	51,600	51,600	41,151	41,151	41,151	

009-022-016-00                      2018 Est. T.C.V.                      DAVIS DOUGLAS & MARYANN  
 Property Class: 401                      8528 W LOTAN 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	220.00	445.00	1.0000	1.0000	50	100		11,000
220 Actual Front Feet, 2.25 Total Acres                      Total Est. Land Value =								11,000

## 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	168	0	0
Shed: Wood Frame	11.53	1.00	96	94	1,041

## Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					1,991

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls C-5    Blt 2000

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

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.40	-8.53	0.00	1380	71,581

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 &amp; Fireplaces

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

CPP, Standard	22.91	40	916
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## (16) Deck/Balcony

Treated Wood, Standard	7.39	160	1,182
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## (17) Garages

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

Base Cost	17.28	720	12,442
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =    129,245

Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0,    Depr.Cost =    108,566  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =    106,395

2018 Est. T.C.V. 009-022-016-00                      =    119,386

Est. TCV/Total Floor Area = 86.51, Most recent sale 09/30/2015 for 105,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
58,100	58,100	58,100	55,495	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,600	0	0	1,165	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
59,700	59,700	59,700	56,660	56,660	56,660

009-022-016-03                      2018 Est. T.C.V.                      EDWARDS WILLIAM & RHONDA  
 Property Class: 401                      8544 W LOTAN 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	220.00	445.00	1.0000	1.0000	50	100		11,000
220 Actual Front Feet, 2.25 Total Acres      Total Est. Land Value =								11,000

## 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	1900	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls C    Blt 2000

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1700 SF    Floor Area = 2100 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	61.64	0.00	0.00	1700	104,788
1	Story Siding	Overhang	35.86	0.00	0.00	400	14,344

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
2 Fixture Bath	1600.00	2	3,200

(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

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

Treated Wood,Standard	6.86	239	1,640
Treated Wood,Standard	8.82	80	706
Treated Wood,Standard	6.78	256	1,736

(17) Garages

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

Base Cost	18.97	840	15,935
Automatic Doors	375.00	2	750

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

Base Cost	12.54	768	9,631
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =&gt;

Cost New = 232,975

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost = 209,677

ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 =&gt; TCV of Bldg: 1 = 205,484

2018 Est. T.C.V. 009-022-016-03                      = 218,859

Est. TCV/Total Floor Area = 104.22, Most recent sale 10/23/2017 for 240,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
109,800	109,800	109,800	89,108	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
4,900	-5,300	4,900	15,392	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
109,400	109,400	109,400	95,879	109,400	109,400	



009-022-016-06	2018 Est. T.C.V.	EDWARDS WILLIAM & RHONDA
Property Class: 402		W LOTAN 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	220.00	445.00	1.0000	1.0000	40	100		8,800
220 Actual Front Feet, 2.25 Total Acres								Total Est. Land Value = 8,800

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2018 Est. T.C.V. 009-022-016-06 = 8,800

Est. TCV/Total Floor Area = 4.19, Most recent sale 10/23/2017 for 240,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,400	4,400	4,400	4,400	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	
4,400	4,400	4,400	4,492	4,400	4,400	

009-022-016-09                      2018 Est. T.C.V.                      CORNETTE DANNY L & CHARLOTTE B  
 Property Class: 401                      8656 W LOTAN 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	220.00	445.00	1.0000	1.0000	40	100		8,800
220 Actual Front Feet, 2.25 Total Acres                      Total Est. Land Value =								8,800

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	450	0	0
Shed: Wood Frame	9.85	1.00	120	50	591

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					1,541

Cost Est. for Res. Bldg: 1    Single Family    BOCA/STATE                      Cls CD                      Blt 2003

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1456 SF    Floor Area = 1456 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.50	-7.93	0.00	1456	69,262

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    w/Roof,Standard	14.70	448	6,586
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(17) Garages

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

Base Cost	9.71	1152	11,186
Mechanical Doors	350.00	1	350

County Multiplier = 1.38    =>                      Cost New =    133,651

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =    120,286  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.700 =>    TCV of Bldg: 1 =    84,200

2018 Est. T.C.V. 009-022-016-09                      =    94,541

Est. TCV/Total Floor Area = 64.93, Most recent sale 05/01/2000 for 10,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,800	40,800	40,800	34,263	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,500	0	719	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,300	47,300	47,300	34,982	34,982	34,982	





009-022-016-18	2018 Est. T.C.V.	COWLEY MARIE J
Property Class: 402		W LOTAN 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		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. 009-022-016-18 = 20,000

Est. TCV/Total Floor Area = 20.83, Most recent sale 11/22/2016 for 19,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,500	9,500	9,500	9,500	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	199	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,000	10,000	10,000	9,699	9,699	0	

009-022-016-23                      2018 Est. T.C.V.                      BOLLMAN HAROLD R & HARRIET M TRUST  
 Property Class: 401                      8500 W LOTAN RD X 301  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651-9505

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	250.00	906.05	1.0000	1.0000	40	100		10,000
250 Actual Front Feet, 5.20 Total Acres                      Total Est. Land Value =								10,000

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls D    Blt 2002

(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	45.71	0.00	0.66	1344	62,321

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

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

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

Base Cost	16.37	672	11,001
Common Wall: 1 Wall	-1175.00	1	-1,175
Automatic Doors	350.00	1	350

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

Base Cost	16.05	576	9,245
Mechanical Doors	325.00	1	325
No Floor Deduction	-3.00	576	-1,728

County Multiplier = 1.38    =>                      Cost New =    124,760

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =    93,570  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =    91,699

2018 Est. T.C.V. 009-022-016-23                      =    101,699

Est. TCV/Total Floor Area = 75.67, Most recent sale 09/27/2006 for 145,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
49,400	49,400	49,400	38,509	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	808	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
50,800	50,800	50,800	39,317	39,317	39,317

009-022-016-26                      2018 Est. T.C.V.                      BURLEW LEE E & HELEN J TRUSTEES OF  
 Property Class: 401                      8500 W LOTAN RD X 201  
 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	338.00	644.38	1.0000	1.0000	40	100		13,520
338 Actual Front Feet, 5.00 Total Acres                      Total Est. Land Value =								13,520

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Solid, 6 ft.	16.41	1.00	54	0	0
Fencing: Wd, Split, 2 Rail	8.01	1.00	30	0	0
Shed: Metal Prefab	9.20	1.00	85	50	391
Shed: Metal Prefab	10.08	1.00	15	50	76
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 =					941

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
(13) Plumbing			
3 Fixture Bath	2400.00	-1	-2,400
(14) Water/Sewer			
Well, 50 Feet	1575.00	1	1,575
(17) Garages			
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	12.26	679	8,325
Mechanical Doors	350.00	2	700
No Floor Deduction	-3.15	679	-2,139

County Multiplier = 1.38 =>                      Cost New =                      8,364

Notes: TRAILER PAD & GARAGE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,    Depr.Cost =                      7,946  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =                      7,787

2018 Est. T.C.V. 009-022-016-26                      =                      22,248

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/23/2009 for 10,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
11,100	11,100	11,100	10,648	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	223	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,100	11,100	11,100	10,871	10,871	0

009-022-016-28                      2018 Est. T.C.V.                      LINDER FRED M & KARLL-LINDER STACY  
 Property Class: 401                      8500 W LOTAN RD X300  
 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			18.79 Acres		2000	100		37,580
			18.79 Total Acres				Total Est. Land Value =	37,580

## 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	1300	0	0
D/W/P: Crushed Rock	1.22	1.00	1200	0	0
Shed: Wood Frame	7.47	1.00	364	94	2,556
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 =		4,931

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls CD    Blt 2000

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Overhang	35.73	0.00	0.00	768	27,441

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish			
Basement Recreation Finish	11.25	768	8,640

(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	17.99	384	6,908
WCP (1 Story), Standard	20.47	208	4,258

(17) Garages

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

Base Cost	14.87	768	11,420
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =&gt;                      Cost New =                      91,779

Notes: POLE GARGE WITH DWELLING SPACE

99 SPLIT FROM 016-00 FOR 00    PC GRG @50% FOR 01

LIVING AREA &amp; CFP FOR 02

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,	Depr.Cost =	78,012
ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =		76,452

2018 Est. T.C.V. 009-022-016-28                      =                      118,963

Est. TCV/Total Floor Area = 154.90, Most recent sale 08/31/2015 for 110,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
57,400	57,400	57,400	54,687	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	0	1,148	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
59,500	59,500	59,500	55,835	55,835	55,835	



009-022-016-40	2018 Est. T.C.V.	LINDER FRED M & KARLL-LINDER STACY
Property Class: 402		8500 W LOTAN RD X
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		13.24	Acres		2000	100		26,480
		13.24	Total Acres				Total Est. Land Value =	26,480

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2018 Est. T.C.V. 009-022-016-40 = 26,480

Est. TCV/Total Floor Area = 34.48, Most recent sale 03/19/2004 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
12,600	12,600	12,600	12,007	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	600	0	0	252	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
13,200	13,200	13,200	12,259	12,259	12,259		

009-022-016-45	2018 Est. T.C.V.	LINDER FRED M & KARLL-LINDER STACY
Property Class: 402		8500 W LOTAN RD X
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		13.82	Acres		2000	100		27,640
		13.82	Total Acres				Total Est. Land Value =	27,640

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2018 Est. T.C.V. 009-022-016-45 = 27,640

Est. TCV/Total Floor Area = 35.99, Most recent sale 09/12/2016 for 22,400

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
13,100	13,100	13,100	13,100	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	700	0	0	275	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
13,800	13,800	13,800	13,375	13,375	13,375		

009-022-016-50	2018 Est. T.C.V.	RUPPEL DANNY R
Property Class: 402		W LOTAN 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 66 - 120	\$2000	80.00	Acres		2000	100		160,000
		80.00	Total Acres				Total Est. Land Value =	160,000

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2018 Est. T.C.V. 009-022-016-50 = 160,000

Est. TCV/Total Floor Area = 208.33

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
61,000	61,000	61,000	42,083	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,000	0	0	883	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,000	80,000	80,000	42,966	42,966	0	

009-022-017-00                      2018 Est. T.C.V.                      POSHADLO LAWRENCE M & JUDITH L TTEE  
 Property Class: 401                      3536 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 66 - 120	\$2000	70.00	Acres	2000	100			140,000
70.00 Total Acres                      Total Est. Land Value =								140,000

## 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	86	2,601
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
GENERATOR	2000.00	1.00	1.0	97	1,940
OUTDOOR FURNACE	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					6,966

Cost Est. for Res. Bldg: 1    Single Family    BOCA/STATE                      Cls CD                      Blt 2003

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

Ground Area = Size for Rates = 1664 SF    Floor Area = 1664 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	54.35	0.00	0.00	1664	90,438

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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## (16) Porches

CSEP (1 Story), Standard	27.67	160	4,427
WPP, Standard	6.85	752	5,151

## (17) Garages

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

Base Cost	9.71	1536	14,915
Automatic Doors	375.00	1	375

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

Base Cost	18.25	832	15,184
Common Wall: 1 Wall	-1225.00	1	-1,225
Automatic Doors	375.00	1	375
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =&gt;                      Cost New =                      191,103

Notes: 3536

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost =	171,993
ECF (416 RESIDENTIAL RURAL/ NON SUB)                      0.700 => TCV of Bldg: 1 =		120,395

Cost Est. for Res. Bldg: 2    Single Family    GRG                      Cls D                      Blt 2010

## (11) Heating System: No Heating/Cooling

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

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

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

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

## (16) Porches

WSEP (1 Story), Standard	24.18	187	4,522
CCP (1 Story), Standard	45.58	31	1,413

(17) Garages

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

Base Cost	14.47	473	6,844
Mechanical Doors	325.00	2	650

County Multiplier = 1.38 =&gt; Cost New = 23,355

Notes: 3636 - REMOVED MANUFACTURED

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 22,187

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 =&gt; TCV of Bldg: 2 = 21,744

2018 Est. T.C.V. 009-022-017-00 = 289,105

Est. TCV/Total Floor Area = 173.74

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
146,900	146,900	146,900	105,289	2.10	
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	-2,300	0	0	2,211	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
144,600	144,600	144,600	107,500	107,500	107,500

009-022-017-90                      2018 Est. T.C.V.                      JACOBSON MICHAEL D & TANYA  
 Property Class: 401                      3726 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
SALES & EQ RATE			10.000	Acres	2,100	100		21,000
		10.00	Total	Acres			Total Est. Land Value =	21,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1695 SF    Floor Area = 2035 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	50.85	0.00	0.83	1359	70,233
1	Story Siding	Crawl Space	43.92	-7.30	0.66	336	12,526

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(17) Garages

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

Base Cost	16.05	576	9,245
Automatic Doors	350.00	1	350

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

Base Cost	9.30	1200	11,160
No Floor Deduction	-3.00	1200	-3,600

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

Base Cost	9.30	1200	11,160
No Floor Deduction	-3.00	1200	-3,600

County Multiplier = 1.38 =>                      Cost New =    156,670

Phy/Ab.Phy/Func/Econ/Comb.%Good= 68/100/100/100/68.0,    Depr.Cost =    106,536  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =    104,405

2018 Est. T.C.V. 009-022-017-90                      =    125,405

Est. TCV/Total Floor Area = 61.62

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
61,100	61,100	61,100	41,699	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,600	0	0	875	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,700	62,700	62,700	42,574	42,574	42,574	

009-022-018-00 2018 Est. T.C.V. POPOUR DAWN C  
 Property Class: 401 3910 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 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
Shed: Wood Frame	7.44	1.00	240	50	893
					Total Estimated Land Improvements True Cash Value = 893

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

(11) Heating System: Space Heater

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

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

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 525.00 1 525

(14) Water/Sewer

Well, 100 Feet 2425.00 1 2,425

1000 Gal Septic 2720.00 1 2,720

(15) Built-Ins &amp; Fireplaces

Appliance Allowance 1235.00 1 1,235

County Multiplier = 1.38 =&gt; Cost New = 48,673

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 34,071

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 =&gt; TCV of Bldg: 1 = 33,390

Ag. Bld 1 0, Lean-To Loafing Shed 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
3.40	1.000	1.171	0.00	720	1.38	3,956

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 1,978

Unit in Place Item(s) Rate Quantity/Area CountyMult. Depr. Depr. Cost

/A9/HOR6626L 10.75 180 1.38 50 1,335

/A22/UEEBRWM10L 36.50 1 1.38 50 25

/A9/8L 100.00 1 1.38 50 69

ECF (416 RESIDENTIAL RURAL/ NON SUB) 1.100 =&gt; TCV of Bldg: 1 = 3,748

Total Estimated True Cash Value of Agricultural Buildings = 3,748

2018 Est. T.C.V. 009-022-018-00 = 68,031

Est. TCV/Total Floor Area = 101.24, Most recent sale 04/01/2010 for 0

2017 Assessed MBOR S.E.V. Base for Cap C.P.I.

30,900 30,900 30,900 25,652 2.10

2018 New Eq. Adjustment Loss Additions Tax Adjustment Losses

0 3,100 0 0 538 0

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

34,000 34,000 34,000 26,190 26,190 0

009-022-019-00	2018 Est. T.C.V.	DICKISON BARBARA G
Property Class: 401		8230 W LOTAN 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		10.09	Acres		2000	100		20,188
		10.09	Total Acres				Total Est. Land Value =	20,188

Cost Est. for Res. Bldg: 1	Single Family	1+S		Cls D	Blt 1972
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(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Crawl Space	52.99	-8.91	0.66	576	25,770
1	Story Siding	Crawl Space	50.84	-8.91	0.66	240	10,222

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 &amp; Fireplaces

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

Treated Wood, Standard	6.50	200	1,300
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(17) Garages

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

Base Cost	12.04	576	6,935
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Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)

Base Cost	9.93	896	8,897
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Mechanical Doors	325.00	1	325
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Class:D Exterior: Pole Foundation: 42 Inch (Unfinished)

Base Cost	14.36	480	6,893
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Automatic Doors	350.00	1	350
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County Multiplier = 1.38 =>	Cost New =	92,111
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 59,872

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 =&gt; TCV of Bldg: 1 = 58,675

2018 Est. T.C.V. 009-022-019-00	=	78,863
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Est. TCV/Total Floor Area = 96.65

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,000	38,000	38,000	33,868	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,400	0	711	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,400	39,400	39,400	34,579	34,579	34,579	



009-022-020-00                      2018 Est. T.C.V.                      DERUITER DONALD R & KAREN J TRUST  
 Property Class: 401                      3780 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 8 - 17 @\$2000			15.00 Acres		2000	100		30,000
			15.00 Total Acres				Total Est. Land Value =	30,000

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

(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	Basement	60.01	0.00	0.00	1440	86,414

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

Basement Recreation Finish	11.45	720	8,244
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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) Deck/Balcony

Treated Wood, Standard	6.85	240	1,644
Treated Wood, Standard	6.76	264	1,785

(17) Garages

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

Base Cost	10.10	864	8,726
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(17) Basement Garages

Basement Garage: 2 Car	2025.00	1	2,025
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County Multiplier = 1.38 =>                      Cost New =    162,527

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    105,643  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =    103,530

2018 Est. T.C.V. 009-022-020-00                      =    133,530

Est. TCV/Total Floor Area = 92.73

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,400	64,400	64,400	56,411	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	0	1,184	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
66,800	66,800	66,800	57,595	57,595	57,595	

009-022-022-00                      2018 Est. T.C.V.                      LAURENT TOM & TAMI  
 Property Class: 401                      8320 W LOTAN 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	19.74	Acres	2000	100		39,480
19.74 Total Acres                      Total Est. Land Value =								39,480

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	5.31	1.00	624	0	0
Shed: Wood Frame	10.52	1.00	384	95	3,839
Shed: Wood Frame	14.13	1.00	120	95	1,611
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 =					6,875

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls BC    Blt 2010

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1413 SF    Floor Area = 1413 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	77.88	-11.19	0.00	1413	94,233

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior Stone Veneer	11.20	32	358
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(13) Plumbing Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525

(14) Water/Sewer Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550

(15) Built-Ins & Fireplaces Appliance Allowance	2610.00	1	2,610
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(17) Garages

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

Base Cost	19.34	832	16,091
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425
No Floor Deduction	-3.35	624	-2,090

County Multiplier = 1.38 =&gt;                      Cost New = 167,597

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,    Depr.Cost = 159,217

Separately Depreciated Items:

(16) Porches WCP (1 Story), Standard	20.47	408	8,352
County Multiplier = 1.38 =>			11,525
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,			5,186
WCP (1 Story), Standard	40.94	52	2,129
County Multiplier = 1.38 =>			2,938
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,			1,322

Total Depreciated Cost = 165,725

ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 =&gt; TCV of Bldg: 1 = 162,411

Cost Est. for Res. Bldg: 2    Single Family    BOCA/STATE                      Cls D    Blt 2001

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1280 SF    Floor Area = 1280 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	46.12	-11.42	0.66	1280	45,261

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing Average Fixture(s)	525.00	1	525
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Parcel Number: 009-022-022-00

Page: 2

(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				
Roof Cover Only,Standard	10.00	192	1,920	
(17) Garages				
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)				
Base Cost	12.04	576	6,935	
Mechanical Doors	325.00	1	325	
County Multiplier = 1.38 =>			Cost New =	83,484
Notes: 8350 W LOTAN RD				
Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0,			Depr.Cost =	72,631
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.700 =>			TCV of Bldg: 2 =	50,842

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2005

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  
 Mezzanine 1 Low Storage Base Rate = 9.70

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: 3,136 Perimeter: 232 Perim. Multiplier: 0.972  
 Refined Square Foot Cost for Upper Floors: 15.48

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 21.213  
 for Mezzanine 1 = 13.289

Total Floor Area: 3,136 Base Cost New of Upper Floors = 66,524  
 Mezzanine 1 Area: 192 Base Cost New of Mezzanine = 2,551

Reproduction/Replacement Cost = 69,076  
 Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0  
 Total Depreciated Cost = 49,734

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

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

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

Total Base Cost New = 0  
 County Multiplier: 1.37 Architectural Multiplier: 0.00 Combined: 0.000

Reproduction/Replacement Cost = 0  
 Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0  
 Total Depreciated Cost = 0

ECF (416 RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 54,708  
 Replacement Cost/Floor Area= 22.03 Est. TCV/Floor Area= 17.45

Total Estimated True Cash Value of Commercial/Industrial Buildings = 54,708

2018 Est. T.C.V. 009-022-022-00	=	314,316
Est. TCV/Total Floor Area = 53.92, Most recent sale 10/01/1999 for 35,590		
2017 Assessed MBOR S.E.V. Base for Cap C.P.I.		
153,900 153,900 153,900 108,580 2.10		
2018 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 3,300 0 0 2,280 0		
2018 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
157,200 157,200 157,200 110,860 110,860 66,516		

009-022-022-50                                      2018 Est. T.C.V.                                      SCHRYER AMANDA  
 Property Class: 401                                      8500 W X 100 LOTAN 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		19.84 Acres		2000	100		39,680
19.84 Total Acres                                      Total Est. Land Value =								39,680

Cost Est. for Res. Bldg: 1    Single Family    1.75S                                      Cls C    Blt 2003

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1456 SF    Floor Area = 2596 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	91.53	0.00	0.00	1456	133,268
1	Story Siding	Overhang	36.65	0.00	0.00	48	1,759

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

WCP (1 Story), Standard	17.58	416	7,313
WPP, Standard	7.10	784	5,566

(17) Garages

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

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

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

Base Cost	9.30	1200	11,160
Mechanical Doors	325.00	1	325
No Floor Deduction	-3.00	1200	-3,600

County Multiplier = 1.38 =>                                      Cost New =    247,115

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =    222,404  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =    217,956

2018 Est. T.C.V. 009-022-022-50                                      =    257,636

Est. TCV/Total Floor Area = 99.24, Most recent sale 05/01/2001 for 44,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
125,500	125,500	125,500	100,809	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,300	0	0	2,116	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
128,800	128,800	128,800	102,925	102,925	102,925	

009-023-001-00	2018 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 101		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 SURPLUS	1700/		60.00	Acres	1700	100		102,000
			60.00	Total Acres			Total Est. Land Value =	102,000

Ag. Bld 1	0, 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
4.45	0.946	1.154	0.00
			920
			1.38
Phy/Ab.Phy/Func/Econ/Comb.%Good=	35/100/100/100/35.0,	Depr.Cost =	
ECF (101 AGRICULTURE)	1.150 => TCV of Bldg: 1 =		2,483

Total Estimated True Cash Value of Agricultural Buildings	=	2,483
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2018 Est. T.C.V. 009-023-001-00	=	104,483
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Est. TCV/Total Floor Area = 40.25

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,200	52,200	52,200	31,504	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	661	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,200	52,200	52,200	32,165	32,165	32,165	

009-023-002-00                      2018 Est. T.C.V.                      AUSTIN WILLIAM & TERNARY LESLIE  
 Property Class: 401                      7347 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 18 - 29 Acres		10.00 Acres			3600	100		35,993
AG SW 2014 SURPLUS 1700/		10.00 Acres			1700	100	POND & UNFARMED AREA	17,000
		20.00 Total Acres					Total Est. Land Value =	52,993

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.24	1.00	1500	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					970

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

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

Ground Area = Size for Rates = 1365 SF    Floor Area = 1365 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.70	0.00	1.92	1365	89,571

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

Basement Recreation Finish	11.45	1015	11,622
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(13) Plumbing

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

(14) Water/Sewer

Well, 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
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(16) Porches

WCP (1 Story), Standard	24.05	150	3,608
WPP, Standard	12.58	134	1,686

(17) Garages

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

Base Cost	22.55	583	13,147
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =&gt;                      Cost New = 179,459

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,    Depr.Cost = 170,486  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 = 167,077

Ag. Bld 1 1971, Cylindrical Silo                      Kind:Concrete Stave Roof:Dome Roof  
 Diameter    Height    Base Value                      CountyMult.    Cost New  
 16            40            13900                      1.38            19,182

Phy/Ab.Phy/Func/Econ/Comb.%Good= 20/100/    1/100/0.2,    Depr.Cost = 38  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    1.100 => TCV of Bldg: 1 = 42

Ag. Bld 2 1970, 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	1.142	0.00	864	1.38	6,059

Phy/Ab.Phy/Func/Econ/Comb.%Good= 40/100/100/100/40.0,    Depr.Cost = 2,424  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    1.100 => TCV of Bldg: 2 = 2,666

Ag. Bld 3 1951, 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	1.062	0.00	1440	1.38	36,638

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/    50/100/17.5,    Depr.Cost = 6,412  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    1.100 => TCV of Bldg: 3 = 7,053



009-023-004-00                      2018 Est. T.C.V.                      MILLER JOHN R TRUST  
 Property Class: 401                      3390 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
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	7.36	1.00	252	50	928
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					3,303

Cost Est. for Res. Bldg: 1    Single Family    1.75S                      Cls D    Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1862 SF    Floor Area = 3258 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	62.08	-7.12	1.15	1202	67,444
1.75	Story Siding	Crawl Space	62.08	-7.12	1.15	660	37,033

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
Fireplace: Interior 1 Story	2600.00	1	2,600

(16) Porches			
WCP (1 Story), Standard	17.28	312	5,391
CCP (1 Story), Standard	58.93	18	1,061

County Multiplier = 1.38 =>                      Cost New =    165,026

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =    99,015

Separately Depreciated Items:

(16) Porches			
CGEP (1 Story), Standard	31.28	184	5,756
County Multiplier = 1.38 =>			Cost New = 7,943
Phy/Ab.Phy/Func/Econ/Comb.%Good= 4/100/100/100/4.0,			Depr.Cost = 318

Total Depreciated Cost =		99,333
ECF (416 RESIDENTIAL RURAL/ NON SUB)	0.980 => TCv of Bldg: 1 =	97,347

2018 Est. T.C.V. 009-023-004-00                      =    140,650

Est. TCV/Total Floor Area = 43.17

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
66,400	66,400	66,400	56,037	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	0	1,176	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
70,300	70,300	70,300	57,213	57,213	57,213	



009-023-005-00                      2018 Est. T.C.V.                      REIBEL LEIGHTON & VICTORIA (TRUST)  
 Property Class: 401                      7645 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 18	-29	@\$2000	26.67	Acres	2000	100		53,340
26.67 Total Acres                      Total Est. Land Value =								53,340

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	724	50	1,158
Total Estimated Land Improvements True Cash Value =					1,158

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

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1664 SF    Floor Area = 1664 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Brick	Basement	61.66	0.00	0.97	1064	66,638
1	Story Brick	Crawl Space	61.66	-7.66	0.97	600	32,982

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
Fireplace: Exterior 1 Story	3450.00	1	3,450

(16) Porches

CCP (1 Story), Standard	37.36	48	1,793
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(17) Garages

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

Base Cost	20.65	600	12,390
Common Wall: 1.5 Wall	-3325.00	1	-3,325

County Multiplier = 1.38 =>                      Cost New =                      167,558

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      108,912

Separately Depreciated Items:

(17) Garages

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

Base Cost	17.40	480	8,352
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County Multiplier = 1.38 =>                      Cost New =                      11,526

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0,    Depr.Cost =                      9,912

Total Depreciated Cost =                      118,825

ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =                      116,448

2018 Est. T.C.V. 009-023-005-00                      =                      170,946

Est. TCV/Total Floor Area = 102.73

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
83,700	83,700	83,700	67,797	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	0	1,423	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
85,500	85,500	85,500	69,220	69,220	69,220	

009-023-006-00                      2018 Est. T.C.V.                      MCVICAR MICHELLE & BRIGGS BONNIE M  
 Property Class: 401                      7727 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 18	-29	@\$2000	26.67	Acres	2000	100		53,340
26.67 Total Acres                      Total Est. Land Value =								53,340

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.23	1.00	64	50	359
Total Estimated Land Improvements True Cash Value =					359

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1620 SF    Floor Area = 1620 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	54.55	-11.19	0.00	1620	70,243

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 & Fireplaces

Appliance Allowance	1415.00	1	1,415
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County Multiplier = 1.38 =>                      Cost New =                      108,652

Notes: 1969 REDMAN MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =                      81,489  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.700 => TCV of Bldg: 1 =                      57,042

2018 Est. T.C.V. 009-023-006-00                      =                      110,741

Est. TCV/Total Floor Area = 68.36

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,300	53,300	53,300	34,263	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,100	0	0	719	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,400	55,400	55,400	34,982	34,982	34,982	

009-023-007-00	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 66 - 120 Acres		58.00 Acres			3600	100		208,800
AG SW 2014 UNTILLABLE		24.89 Acres			1700	100		42,313
AG SW 2014 ROW		0.75 Acres			0	100		0
		83.64 Total Acres					Total Est. Land Value =	251,113

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2018 Est. T.C.V. 009-023-007-00 = 251,113

Est. TCV/Total Floor Area = 155.01

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
125,600	125,600	125,600	39,381	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	827	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
125,600	125,600	125,600	40,208	40,208	40,208	

009-023-007-90                      2018 Est. T.C.V.                      STOFFER ROBIN & AMBER  
 Property Class: 401                      7563 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
40/FF	150.00	880.00	1.0000	1.0000	40	100		6,000
150 Actual Front Feet, 3.03 Total Acres      Total Est. Land Value =								6,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.00	1214	93	4,076
Shed: Wood Frame	10.72	1.00	140	93	1,395
Shed: Wood Frame	12.07	1.00	80	93	898
Total Estimated Land Improvements True Cash Value =					6,369

< 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
Expando	23.10	72	1,663
Free Standing Roof	4.57	806	3,683

(2) Skirting  
 Metal/Vinyl                      5.70                      144                      821

(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                      29.63                      72                      2,133

(16) Breezeways  
 Frame Wall,Finished                      26.75                      160                      4,280

(17) Garages  
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      17.55                      576                      10,109  
 Mechanical Doors                      350.00                      1                      350

County Multiplier = 1.38 =>                      Cost New =                      75,287  
 Notes: 1971 BROADMORE MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 47/100/100/100/47.0,      Depr.Cost =                      35,385  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)      0.500 => TCV of Bldg: 1 =                      17,692

2018 Est. T.C.V. 009-023-007-90                      =                      30,061

Est. TCV/Total Floor Area = 41.75, Most recent sale 12/01/2010 for 43,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
15,000	15,000	15,000	14,168	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	297	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,000	15,000	15,000	14,465	14,465	14,465

009-023-008-00	2018 Est. T.C.V.	ARLENE 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 UNTILLED	2200		37.47 Acres		2200	100		82,434
			37.47 Total Acres				Total Est. Land Value =	82,434

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2018 Est. T.C.V. 009-023-008-00 = 82,434

Est. TCV/Total Floor Area = 114.49, Most recent sale 12/31/2015 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
41,200	41,200	41,200	18,777	2.10			
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	0	394	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
41,200	41,200	41,200	19,171	19,171	19,171		

009-023-008-90                      2018 Est. T.C.V.                      ANDERSON BILLIE JO  
 Property Class: 401                      3181 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	220.00	500.00	1.0000	1.0000	40	100		8,800
220 Actual Front Feet, 2.52 Total Acres                      Total Est. Land Value =								8,800

Cost Est. for Res. Bldg: 1    Single Family    HUD                      Cls D    Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 792 SF    Floor Area = 792 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	51.24	-13.01	0.66	792	30,801

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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County Multiplier = 1.38 =>                      Cost New =    52,034

Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0,    Depr.Cost =    43,709

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	6.30	240	1,512
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County Multiplier = 1.38 =>                      Cost New =    2,087

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0,    Depr.Cost =    1,836

Total Depreciated Cost =    45,545

ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.550 => TCV of Bldg: 1 =    25,050

2018 Est. T.C.V. 009-023-008-90                      =    33,850

Est. TCV/Total Floor Area = 42.74, Most recent sale 06/21/2004 for 49,350

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,200	19,200	19,200	16,951	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,300	0	0	-51	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,900	16,900	16,900	17,306	16,900	16,900	

009-023-008-95	2018 Est. T.C.V.	BORGSTROM JUDY
Property Class: 401		3233 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	200.00	220.00	1.0000	1.0000	40	100		8,000
200 Actual Front Feet, 1.01 Total Acres								Total Est. Land Value = 8,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.12	1.00	125	0	0
D/W/P: Crushed Rock	1.20	1.00	125	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 Cls D Blt 1994

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1280 SF Floor Area = 1280 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	46.12	-11.42	0.66	1280	45,261

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 525.00 1 525

(14) Water/Sewer

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

(16) Deck/Balcony

Treated Wood w/Roof,Standard 15.60 256 3,994  
Treated Wood,Standard 7.60 100 760

(17) Garages

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

Base Cost 9.30 1200 11,160  
Mechanical Doors 325.00 1 325

County Multiplier = 1.38 =&gt;

Cost New = 92,694

Notes: 1994 REDMAN S/N 11247174

Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0, Depr.Cost = 71,374  
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.550 => TCV of Bldg: 1 = 39,256

2018 Est. T.C.V. 009-023-008-95 = 48,258

Est. TCV/Total Floor Area = 37.70, Most recent sale 07/01/2002 for 58,750

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
28,100	28,100	28,100	24,518	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,000	0	-418	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
24,100	24,100	24,100	25,032	24,100	0

009-023-009-00 2018 Est. T.C.V. MILLER STEVEN ETAL  
 Property Class: 401 3345 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 3 - 7 @\$2800			4.61 Acres		2800	100		12,908
			4.61 Total Acres				Total Est. Land Value =	12,908

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	35.01	-0.80	0	520	17,789

Other Additions/Adjustments	Rate	Size	Cost
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(9) Foundation			
Foundation Wall: Concrete	7.13	0	0

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

County Multiplier = 1.38 => Cost New = 30,476  
 Notes: 10 X 52 MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 10,667

Separately Depreciated Items:

Unit-in-Place Cost Items:

MOBILE HOME	1.00	2500	2,500
County Multiplier = 1.38 =>			Cost New = 3,450
Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,			Depr.Cost = 2,588

	Total Depreciated Cost =	13,254
ECF (416 RESIDENTIAL RURAL/ NON SUB)	0.500 => TCV of Bldg: 1 =	6,627

2018 Est. T.C.V. 009-023-009-00 = 19,535

Est. TCV/Total Floor Area = 37.57

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,200	10,200	10,200	7,437	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-400	0	156	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,800	9,800	9,800	7,593	7,593	7,593	





009-023-009-40                      2018 Est. T.C.V.                      DYKGRAAF GARY M II & DIANE M  
 Property Class: 401                      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 3 - 7 @\$2800			3.02 Acres		2800	100		8,456
			3.02 Total Acres				Total Est. Land Value =	8,456

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

County Multiplier = 1.38 =>                      Cost New =                      0

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =                      0

Separately Depreciated Items:

(17) Garages

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

Base Cost	9.71	1680	16,313
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County Multiplier = 1.38 =>                      Cost New =                      22,512

Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0,    Depr.Cost =                      20,486

Total Depreciated Cost =                      20,486

ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.980 => TCV of Bldg: 1 =                      20,076

2018 Est. T.C.V. 009-023-009-40                      =                      28,532

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/01/2001 for 52,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
14,300	14,300	14,300	9,411	2.10

2018	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	197	0

2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,300	14,300	14,300	9,608	9,608	0

009-023-009-60	2018 Est. T.C.V.	SIINO 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 3 - 7 @\$2800			6.37 Acres		2800	100		17,839
			6.37 Total Acres				Total Est. Land Value =	17,839

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2018 Est. T.C.V. 009-023-009-60 = 17,839

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,600	9,600	9,600	5,175	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-700	0	0	108	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,900	8,900	8,900	5,283	5,283	0	

009-023-009-80                      2018 Est. T.C.V.                      DYKGRAAF GARY M II & DIANE M  
 Property Class: 401                      3313 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	317.91	285.00	1.0000	1.0000	40	100		12,716
318 Actual Front Feet, 2.08 Total Acres                      Total Est. Land Value =								12,716

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.07	1.00	80	50	483
Total Estimated Land Improvements True Cash Value =					483

< 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	Comp.Shingle	34.46	0.49	-6	980	32,225

Other Additions/Adjustments	Rate	Size	Cost
Free Standing Roof	4.57	400	1,828

(2) Skirting  
 Brick/Stone Ven                                      8.55                                      168                                      1,436

(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                                      19.10                                      96                                      1,834

(17) Garages  
 Class:CD Exterior: Pole Foundation: 42 Inch (Unfinished)  
 Base Cost                                      16.39                                      400                                      6,556

County Multiplier = 1.38 =>                                      Cost New =                                      68,915  
 Notes: 1987 REDMAN MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 36/100/100/100/36.0,    Depr.Cost =                                      24,810  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)                      0.500 => TCV of Bldg: 1 =                                      12,405

2018 Est. T.C.V. 009-023-009-80                                      =                                      25,604

Est. TCV/Total Floor Area = 26.13

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	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,800	12,800	12,800	13,068	12,800	0	

009-023-009-90	2018 Est. T.C.V.	HILL GEOFFREY D
Property Class: 401		3305 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 1 -	2.99	@\$5500	1.04	Acres	5500	100		5,720
			1.04	Total Acres			Total Est. Land Value =	5,720

Cost Est. for Res. Bldg: 1	Single Family	1.5S		Cls D	Blt 2009
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(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1200 SF Floor Area = 1800 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	59.50	-9.03	0.98	1200	61,740

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 &amp; Fireplaces

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

Treated Wood,Standard	8.08	80	646
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County Multiplier = 1.38 =>	Cost New =	94,449
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 51,947

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 =&gt; TCv of Bldg: 1 = 50,908

80 % Completed =&gt; Est. True Cash Value 2018 = 40,726

2018 Est. T.C.V. 009-023-009-90	=	46,446
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Est. TCv/Total Floor Area = 25.80

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
21,600	21,600	21,600	10,967	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,600	0	0	230	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,200	23,200	23,200	11,197	11,197	11,197	

009-023-009-95	2018 Est. T.C.V.	HILL GEOFFREY D
Property Class: 401		3309 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 1 -	2.99	@\$5500	1.04	Acres	5500	100		5,720
			1.04	Total Acres			Total Est. Land Value =	5,720

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.35	1.00	100	50	168
					Total Estimated Land Improvements True Cash Value = 168

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 2004

(11) Heating System: Forced Air w/o 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: 42 Inch (Unfinished)

Base Cost	10.01	1200	12,012
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =&gt; Cost New = 17,025

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 15,323  
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 15,016

2018 Est. T.C.V. 009-023-009-95 = 20,904

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/13/2004 for 2,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,200	10,200	10,200	7,386	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	300	0	155	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,500	10,500	10,500	7,541	7,541	7,541	







009-023-012-00                      2018 Est. T.C.V.                      ROOT DEAN  
 Property Class: 401                      3333 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	210.00	220.00	1.0000	1.0000	40	100		8,400
210 Actual Front Feet, 1.06 Total Acres                      Total Est. Land Value =								8,400

## 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	1170	0	0
D/W/P: 4in Ren. Conc.	3.39	1.00	576	0	0
Shed: Wood Frame	8.52	1.00	140	87	1,037
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					1,987

Cost Est. for Res. Bldg: 1    Single Family    HUD                      Cls D    Blt 1984

(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	938	35,100

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

(17) Garages

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

Base Cost                      14.25                      896                      12,768  
Automatic Doors                      350.00                      2                      700

County Multiplier = 1.38 =&gt;                      Cost New =                      75,380

Notes: 1984 MARLETTE MH - HUD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0,    Depr.Cost =                      55,781  
ECF (416 RESIDENTIAL RURAL/ NON SUB)    0.550 => TCV of Bldg: 1 =                      30,680

2018 Est. T.C.V. 009-023-012-00                      =                      41,067

Est. TCV/Total Floor Area = 43.78, Most recent sale 09/08/2015 for 20,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,300	23,300	23,300	20,583	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,800	0	0	-83	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,500	20,500	20,500	21,015	20,500	0	0



009-023-014-05	2018 Est. T.C.V.	MCCLURE DOUGLAS M & HEATHER S
Property Class: 102		W LOTAN 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			34.70 Acres		3600	100		124,920
			34.70 Total Acres				Total Est. Land Value =	124,920

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2018 Est. T.C.V. 009-023-014-05 = 124,920

Est. TCV/Total Floor Area = 55.08

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
62,500	62,500	62,500	18,440	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	387	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,500	62,500	62,500	18,827	18,827	18,827	

009-023-014-50	2018 Est. T.C.V.	VANDERMEULEN SCOTT
Property Class: 102		6594 W LOTAN 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			20.00 Acres		3600	100		72,000
AG SW 2014 SURPLUS 1700/			19.70 Acres		1700	100		33,490
			39.70 Total Acres				Total Est. Land Value =	105,490

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 2018 Est. T.C.V. 009-023-014-50 = 105,490

Est. TCV/Total Floor Area = 46.51

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,700	52,700	52,700	21,015	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	441	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,700	52,700	52,700	21,456	21,456	21,456	

009-023-015-00	2018 Est. T.C.V.	KRAFVE LOIS A TRUST
Property Class: 102		W LOTAN 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		40.00	Acres		3600	100		144,000
AG SW 2014 SURPLUS 1700/		40.00	Acres		1700	100		68,000
		80.00	Total Acres				Total Est. Land Value =	212,000

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2018 Est. T.C.V. 009-023-015-00 = 212,000

Est. TCV/Total Floor Area = 93.47

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
106,000	106,000	106,000	27,090	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	
106,000	106,000	106,000	27,658	27,658	27,658	



009-023-017-00	2018 Est. T.C.V.	TACOMA DAIRY INC
Property Class: 102		W LOTAN 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		80.00 Acres			3600	100		288,000
		80.00 Total Acres					Total Est. Land Value =	288,000

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2018 Est. T.C.V. 009-023-017-00 = 288,000

Est. TCV/Total Floor Area = 186.17, Most recent sale 02/12/2010 for 240,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
144,000	144,000	144,000	80,306	2.10				
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	0	0	0	1,686	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
144,000	144,000	144,000	81,992	81,992	81,992			